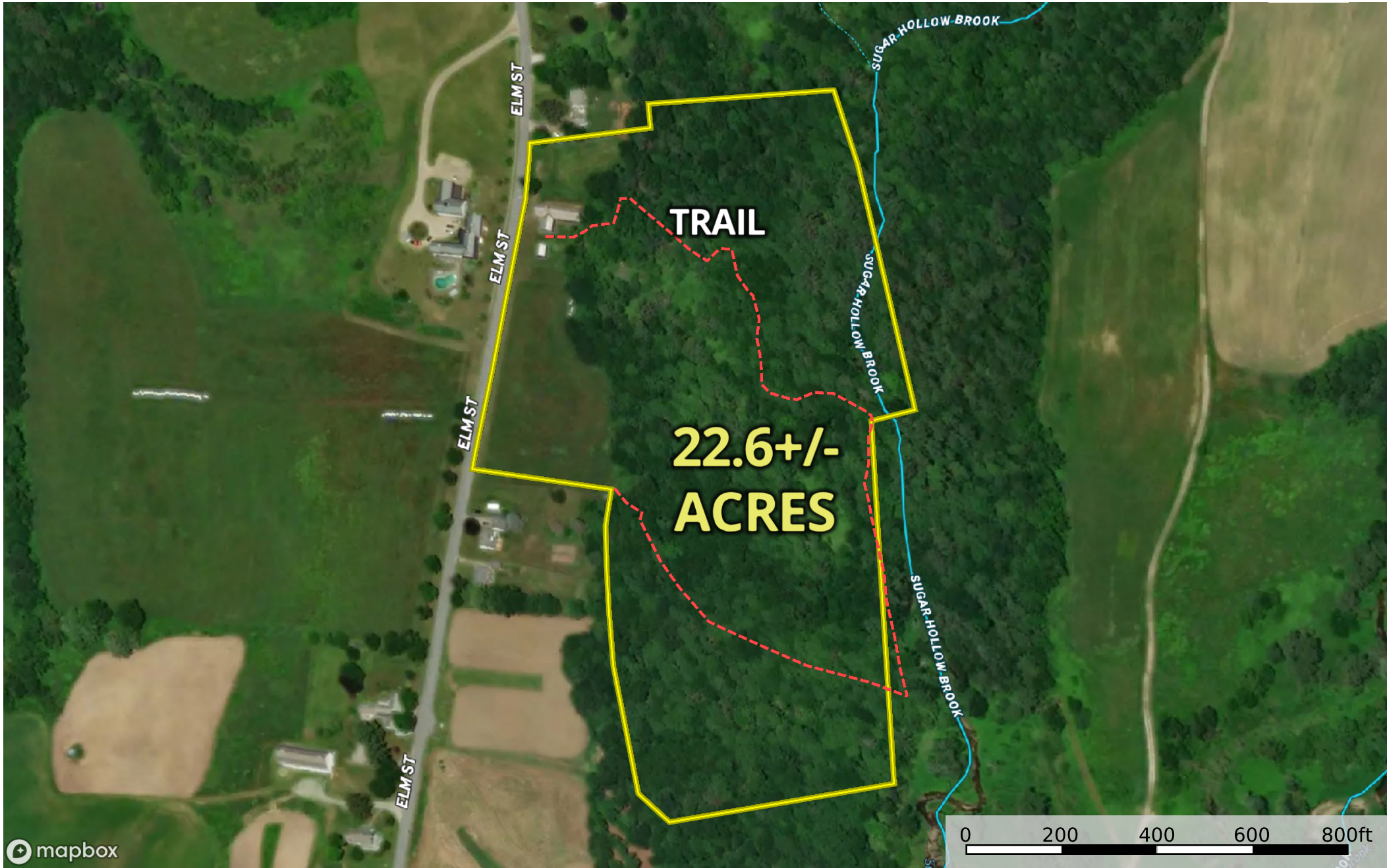




--- Road / Trail 1 Boundary 1 -.-.- Stream, Intermittent — River/Creek Water Body

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee(s): Elizabeth and Kier Selinsky**
582 S Court Street
Medina, OH 44256**Permit Number: WW-1-3707**

This permit affects the following property/properties in Pittsford, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	0925	480-151-11519	22.60	Book:175 Page(s):397

This application, consisting of the construction of a 5-bedroom single-family residence located on Elm Street in Pittsford, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible for recording this permit in the Pittsford Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Pittsford Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the landowner does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 1.5 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Jason Barnard, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Wastewater System Details and Notes	D-1	02/08/2023	
Site Plan and Water System Detail	S-1	02/08/2023	04/14/2023

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped



plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

- 2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed residence, potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Proposed	5-Bedroom Single Family Residence8-person maximum occupancy	560	560

5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 Lot 1 includes the approval of the design for a replacement wastewater system. Prior to construction of that system, a Licensed Designer shall inspect the designated replacement area to ensure the area has not been disturbed and the native soil remains suitable for the construction of a wastewater system. The corners of the proposed replacement wastewater system shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete. The construction of the replacement wastewater system shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #3.1 herein.

- 5.4 A future replacement wastewater disposal system area is identified on the stamped plan(s). There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 5.5 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1 Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

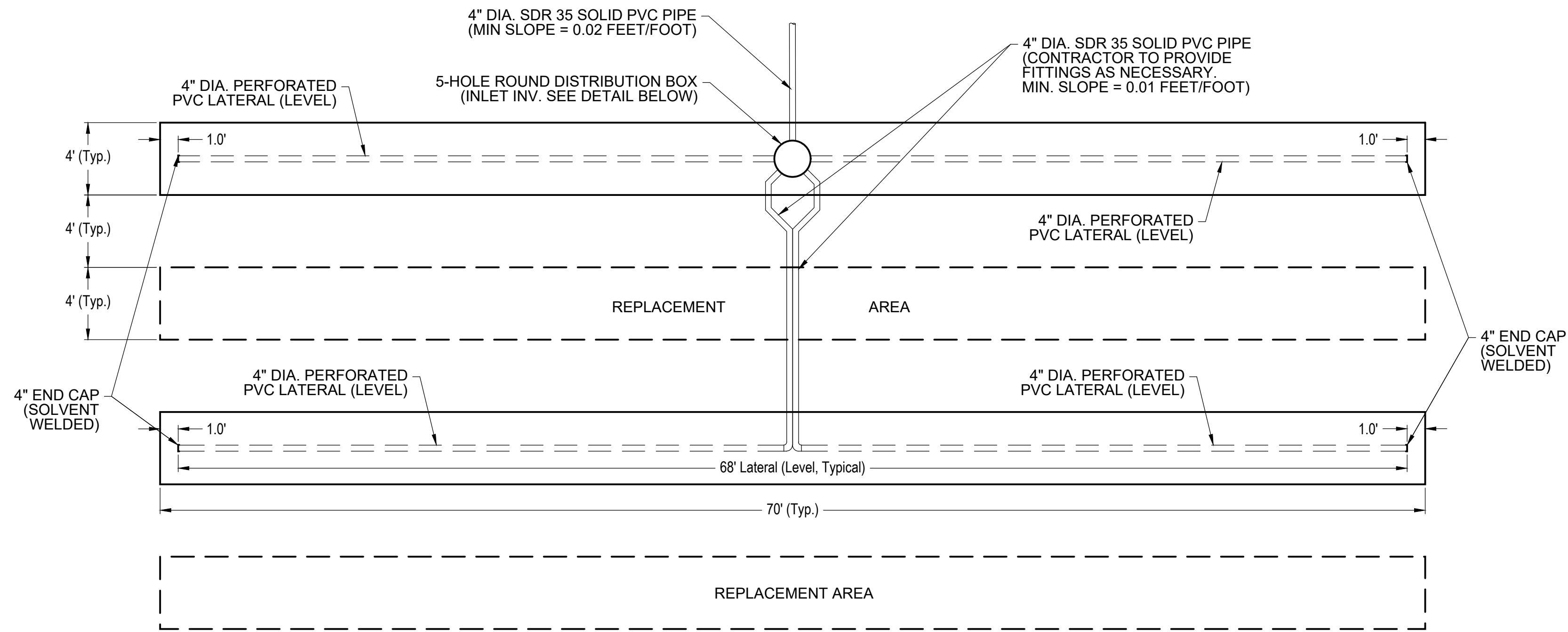
Julia S. Moore, Secretary
Agency of Natural Resources

By 

Dated April 20, 2023

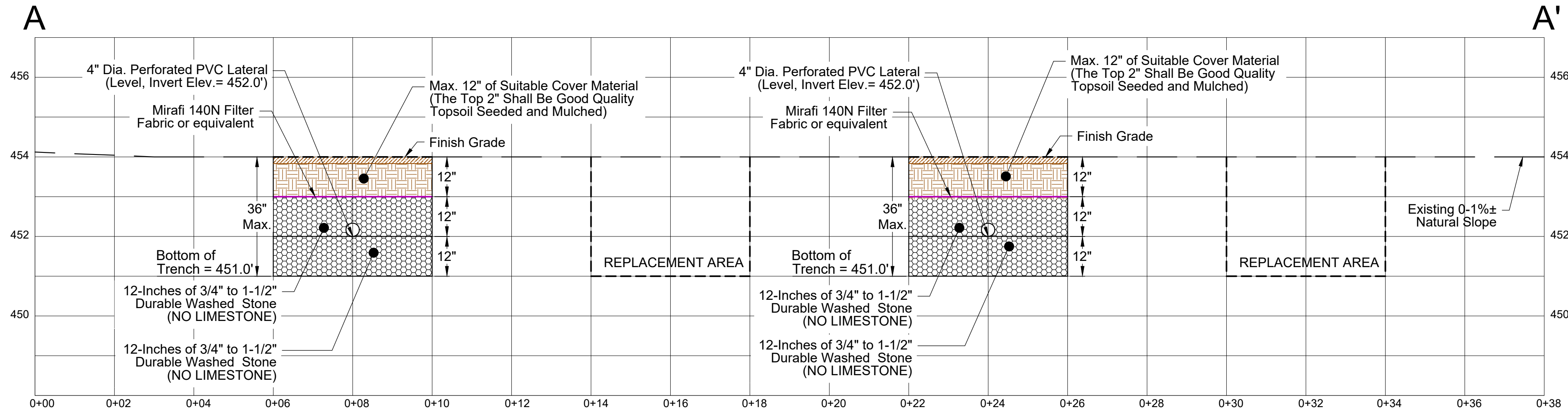
Terry Shearer
Environmental Analyst VII
Rutland Regional Office
Drinking Water and Groundwater Protection Division

cc: Jason Barnard
Watershed Management Division



PRIMARY & REPLACEMENT IN-GROUND WASTEWATER DISPOSAL SYSTEM PLAN DETAIL

SCALE: 1-INCH = 5-FEET

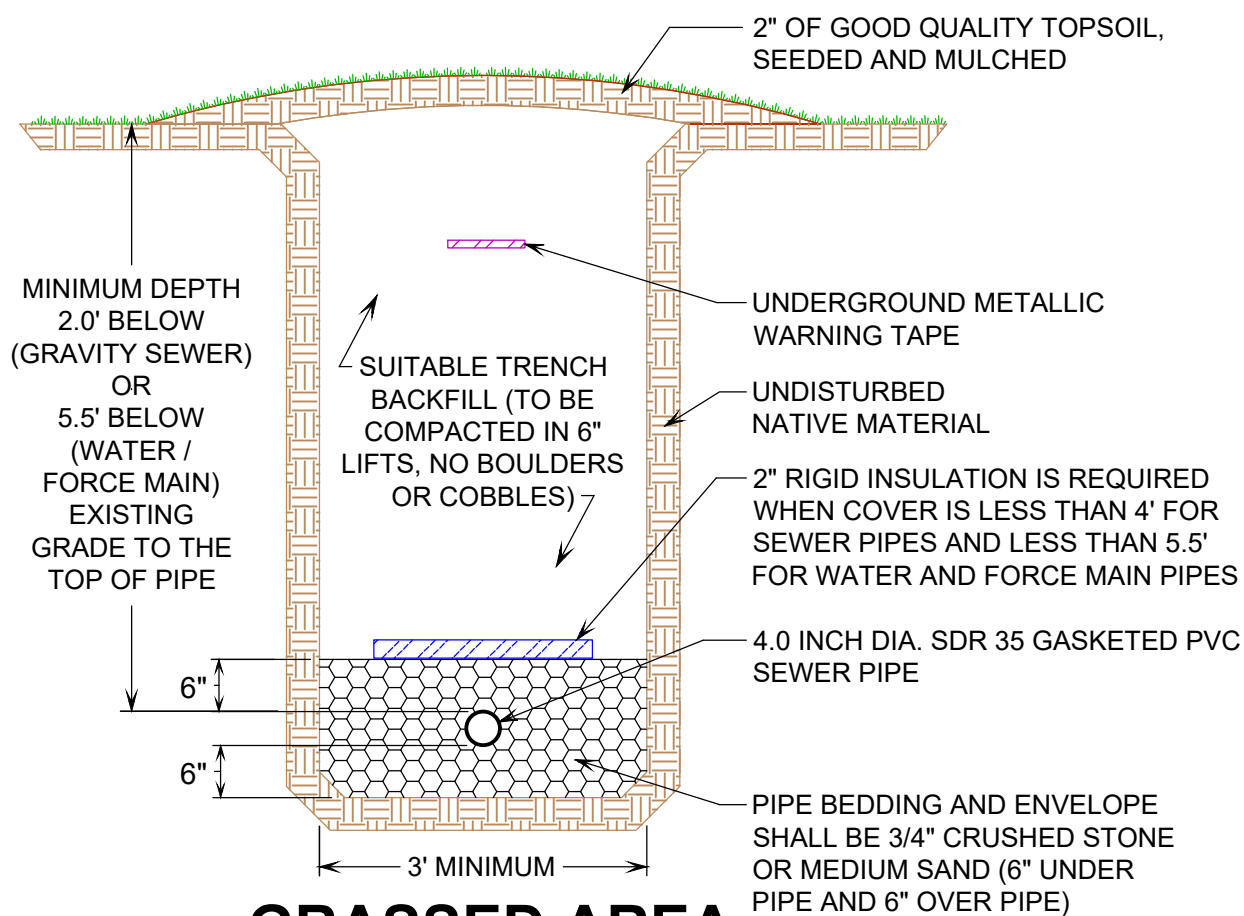


PRIMARY & REPLACEMENT IN-GROUND WASTEWATER DISPOSAL SYSTEM SECTION DETAIL

SCALE: 1-INCH = 2-FEET

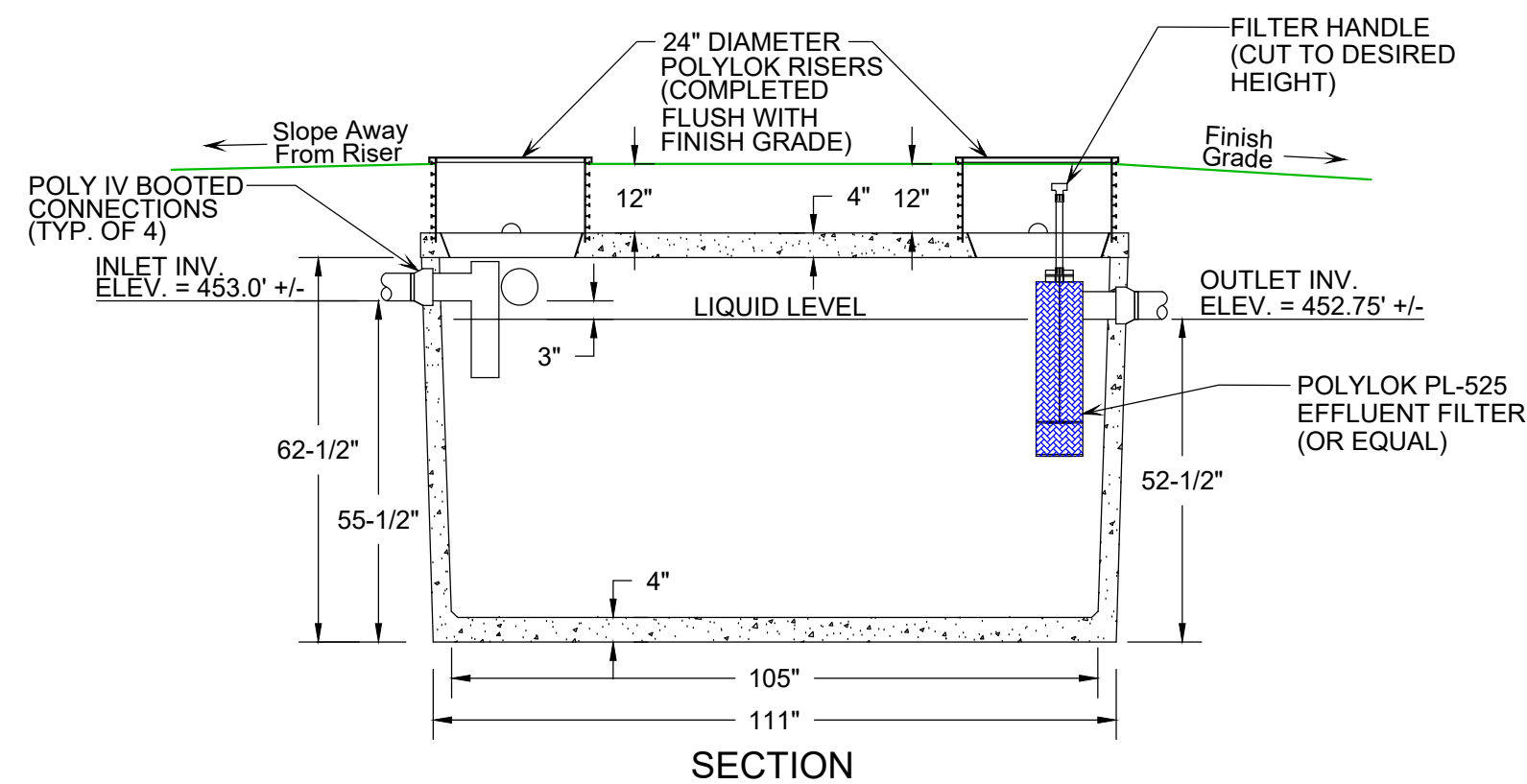
WASTEWATER DISPOSAL SYSTEM CONSTRUCTION AND MAINTENANCE NOTES

- THE PRIMARY IN-GROUND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF VERMONT PERMITTED DESIGN DRAWINGS.
- THE PRIMARY WASTEWATER DISPOSAL SYSTEM LOCATION SHALL BE STAKED OUT BY THE DESIGNER PRIOR TO START OF CONSTRUCTION.
- THE DESIGNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTIONS OF THE SEPTIC TANK. PREPARATION OF THE ABSORPTION TRENCHES PRIOR TO PLACING THE SYSTEM STONE AND PRIOR TO FINAL COVERING OF THE WASTEWATER SYSTEM.
- THE CONTRACTOR SHALL ADHERE TO VERMONT OCCUPATIONAL HEALTH AND A SAFETY GUIDELINES FOR EXCAVATING AND TRENCH EXCAVATIONS.
- SEPTIC TANK EFFLUENT FILTER SHOULD BE REMOVED AND RINSED BACK INTO THE SEPTIC TANK ONCE A YEAR.
- THE SEPTIC TANK SHALL BE INSPECTED ANNUALLY AND PUMPED OUT EVERY 3 YEARS.
- FOLLOWING THE IN-GROUND WASTEWATER SYSTEM INSTALLATION, FINISH GRADE SHALL BE SEEDED AND MULCHED WITH A CONSERVATION GRASS SEED MIX.



GRASSSED AREA PIPE IN TRENCH DETAIL

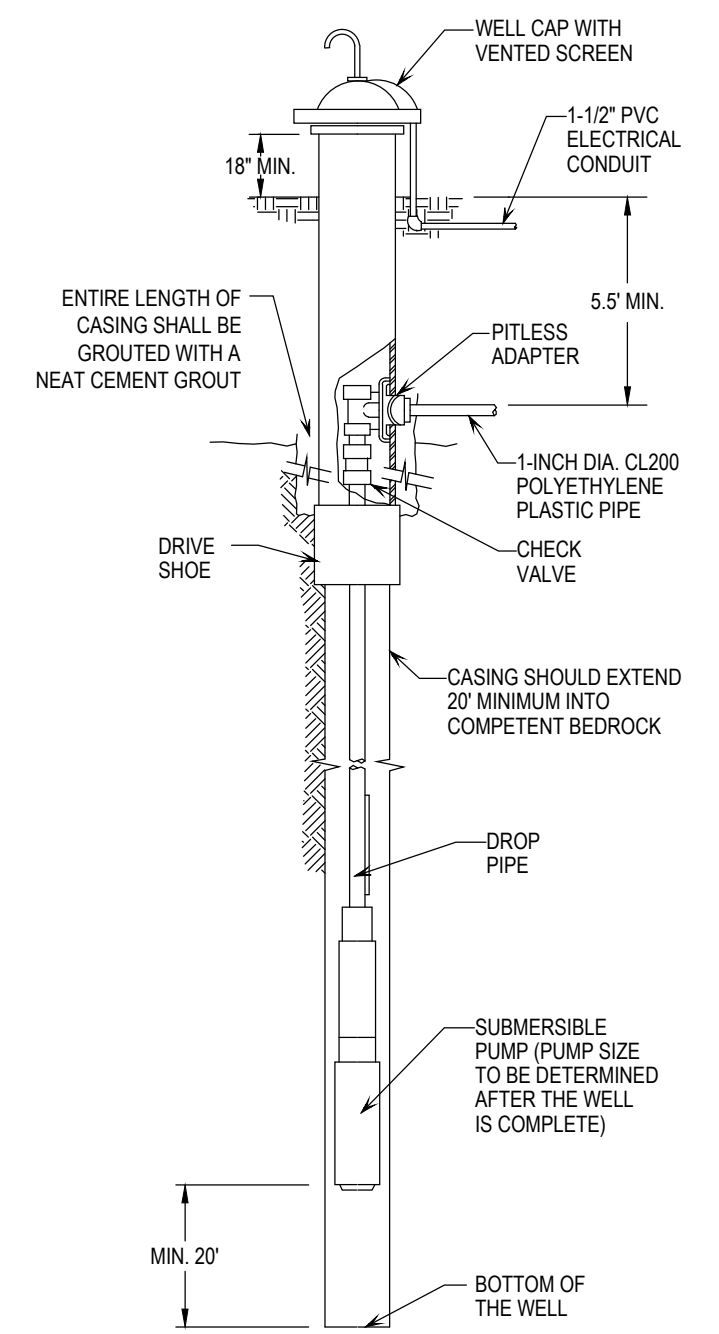
NOT TO SCALE



- NOTES:
- SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF COMPACTED GRANULAR BASE.
 - AN INLET TEE Baffle IS REQUIRED.
 - IF WATER-PROOF BOOTED CONNECTIONS ARE NOT USED, ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
 - EFFLUENT FILTER ACCESS SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

1,500 GALLON TOP SEAM CONCRETE SEPTIC TANK

NOT TO SCALE



- NOTES:
- THE DRILLED WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH §1-1206 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, EFFECTIVE APRIL 12, 2019.
 - THE DRILLED WELL LOCATION SHALL ADHERE TO THE ISOLATION DISTANCES SHOWN ON THE DRILLED WELL ISOLATION TABLE ON THIS DRAWING.

DRILLED WELL CONSTRUCTION DETAIL

NOT TO SCALE

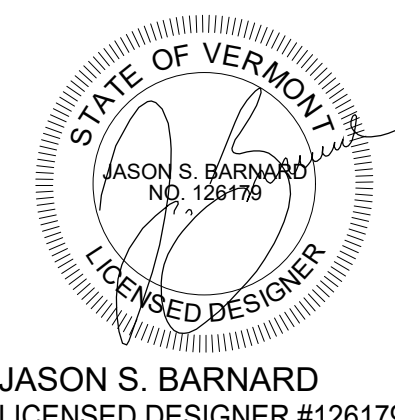
DRILLED WELL REQUIRED MINIMUM ISOLATION DISTANCES

- THESE DISTANCES APPLY TO DRILLED WELLS SERVING A SINGLE-FAMILY RESIDENCE, WITH A MAXIMUM DAILY DEMAND OF LESS THAN 1.9 GPM.
- THE DRILLED WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH §1-1206 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, EFFECTIVE APRIL 12, 2019.

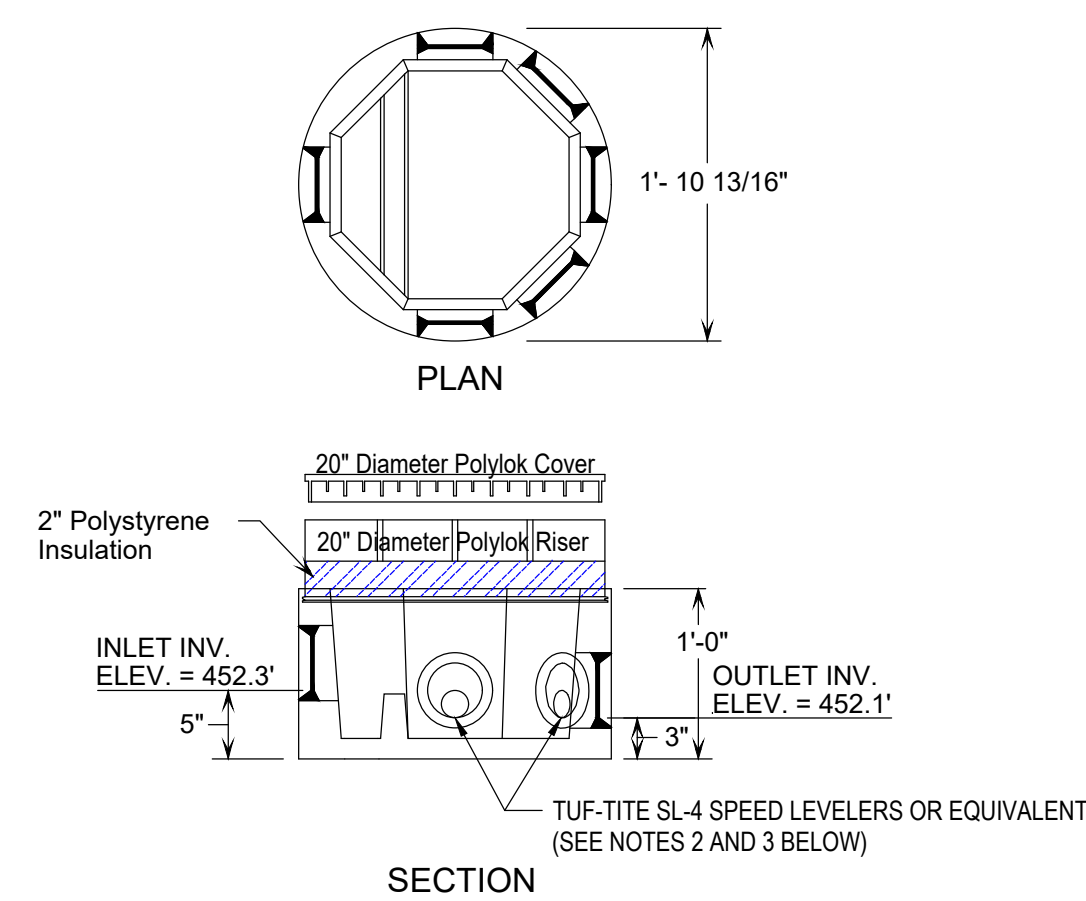
POTENTIAL SOURCE OF CONTAMINATION

POTENTIAL SOURCE OF CONTAMINATION	SEPARATION DISTANCE
SEWAGE DISPOSAL FIELD WITH FLOWS <2000 GPD	200 FEET IF WELL IS DOWNSLOPE 100 FEET IF WELL IS UPSLOPE
SUBSURFACE WASTEWATER PIPING	50 FEET
EDGE OF RESIDENTIAL DRIVE SERVING 3 RESIDENCES OR LESS	5 FEET
EDGE OF DRIVEWAY, ROADWAY OR PARKING LOT SERVING 3 OR MORE RESIDENCES	25 FEET
PROPERTY LINE	10 FEET
BUILDINGS	5 FEET
LIMIT OF HERBICIDE APPLICATION ON UTILITY RIGHT-OF-WAY	100 FEET
SURFACE WATER	10 FEET
CONCENTRATED LIVESTOCK HOLDING AREAS AND MANURE STORAGE	200 FEET
IN-GROUND CONCRETE/GEOSYNTHETIC LINED EARTHEN LINED	50 FEET 100 FEET 200 FEET
HAZARDOUS OR SOLID WASTE DISPOSAL SITE	CONTACT DESIGNER
NON-SEWAGE WASTEWATER DISPOSAL FIELDS	CONTACT DESIGNER

SIGNATURE:



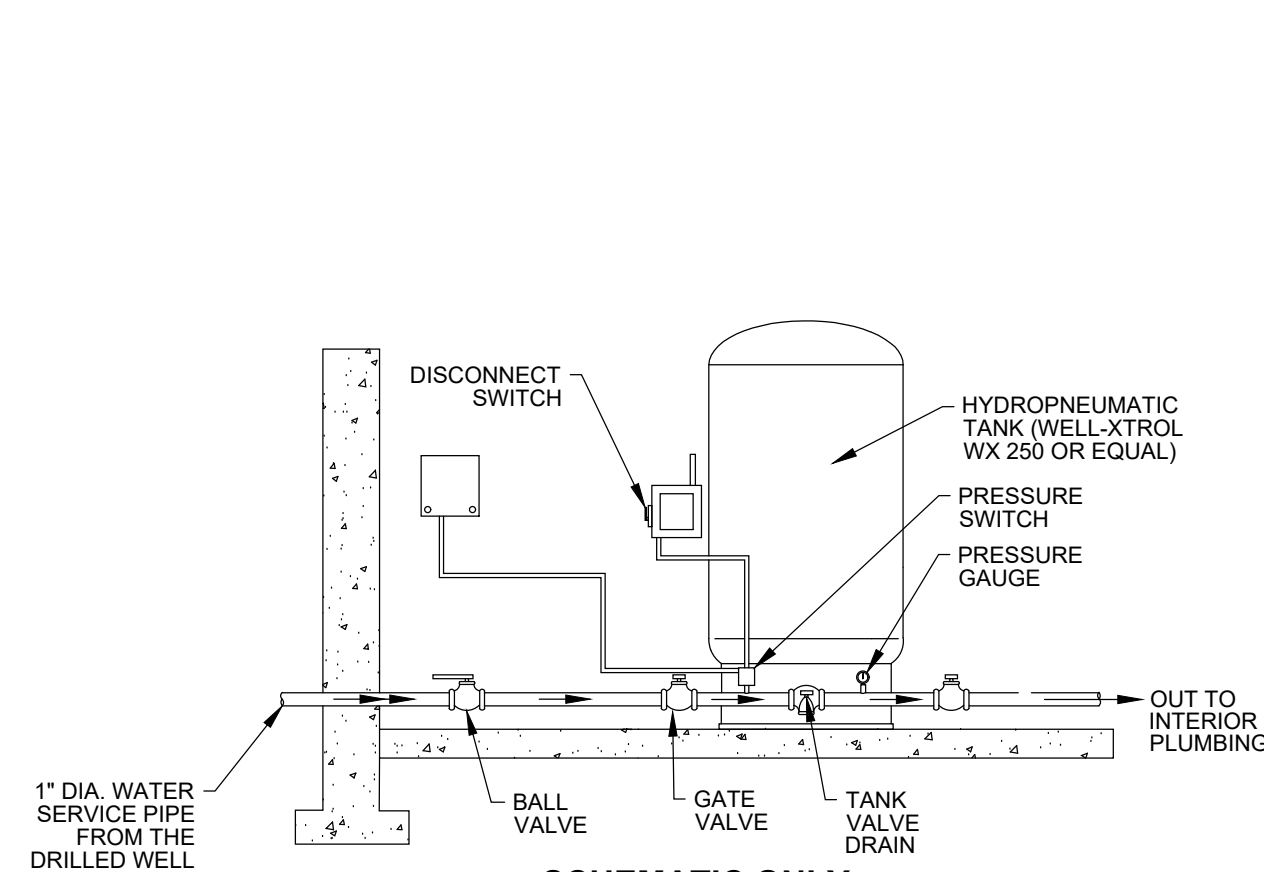
JASON S. BARNARD
LICENSED DESIGNER #126179



- NOTES:
- DISTRIBUTION BOX TO BE SET ON 6" OF GRANULAR BASE.
 - FLOW EQUALIZERS ARE REQUIRED.
 - D-BOX AND FLOW EQUALIZERS SHALL BE WATER LEVELED.
 - ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
 - DISTRIBUTION BOX ACCESS COVER SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

5-OUTLET ROUND CONCRETE DISTRIBUTION BOX

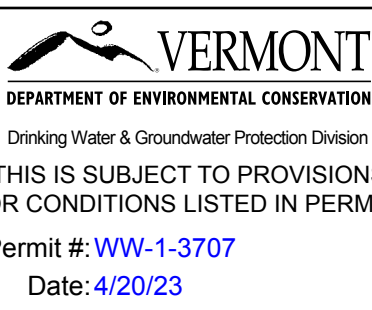
NOT TO SCALE



- NOTES:
- HYDROPNEUMATIC TANK (TO BE DETERMINED).
 - PRESSURE SWITCH SETTING 40-60 PSI.

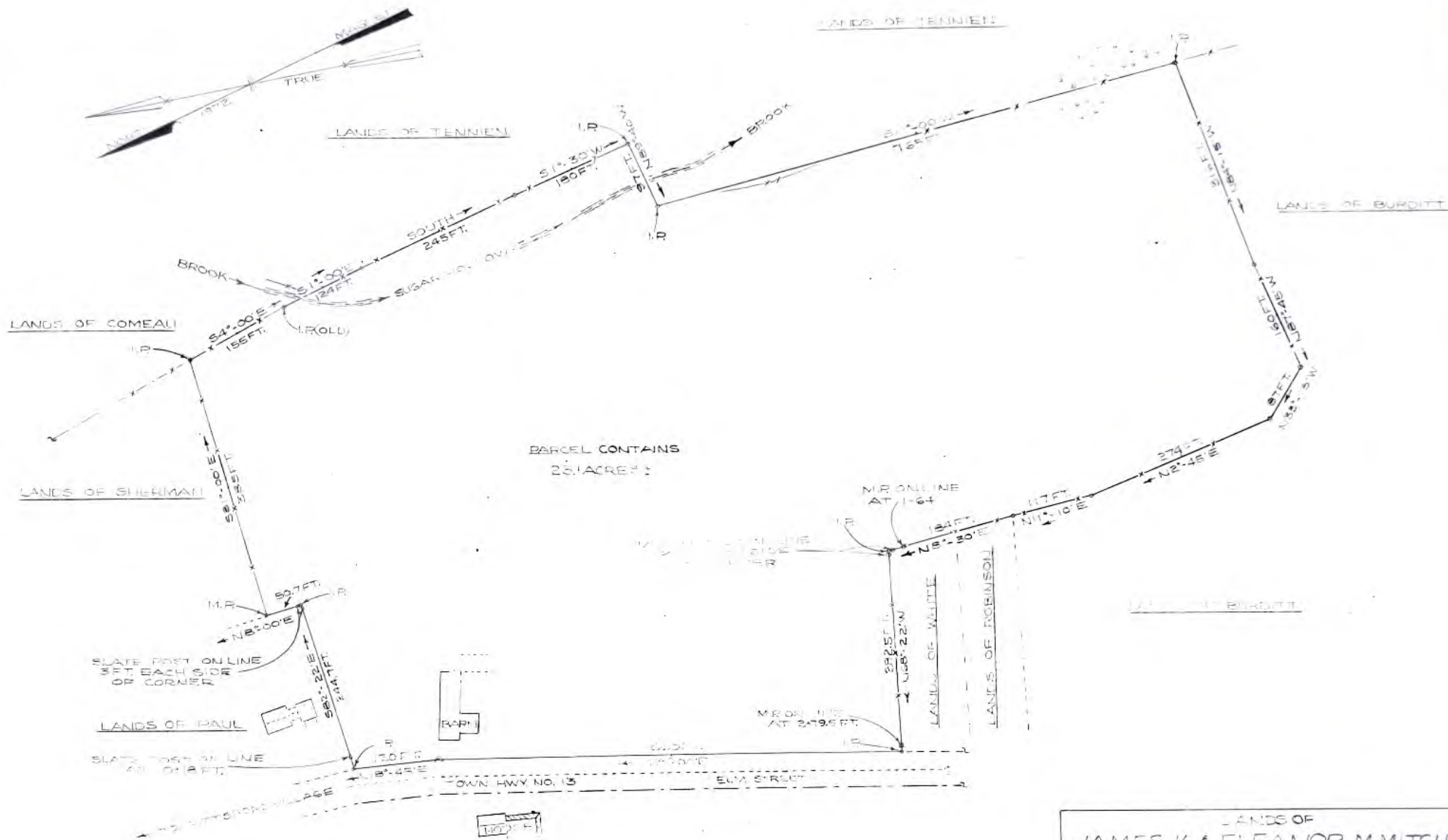
TYPICAL COMPONENTS FOR A DRILLED WELL SUBMERSIBLE WELL PUMP WATER SYSTEM

ELEVATION VIEW - NOT TO SCALE



04-14-2023	REVISED MAINTENANCE NOTES #1 & #2	RW
04-14-2023	REV. TYPE OF PIPE LABEL FROM D-BOX ON PLAN DETAIL	RW
DATE	DESCRIPTION	BY

REVISIONS		
BARNARD & GERSAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
PROJECT NO. 23211		
DATE: 02-08-2023		
SCALE: AS NOTED		
SURVEY: SR		
DRAWN: RW		
CHECKED: JB		
DRAWING NO. D-1		
SHEET 2 OF 2		



POSSIBLE TO MATCH UP
 1974-75 TO 1976-77
 1977-78 TO 1978-79



LANDS OF
JAMES K. & ELEANOR M. MITCHELL
 EASTERLY SIDE OF ELM STREET
 PITTSFORD VERMONT
 SCALE: 1" = 100 FT. DATE: SEPT. 1973
 100 200 300 400
 YOUNG & HEMENWAY ENGINEERS
 70 LAND VERMONT
 WE HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 IN ACCORDANCE WITH THE RULES AND REGULATIONS
 ENCLOSED.
Samuel G. Young, Jr.

Barn Information

Dear Purchaser, below is a writeup from a professional that does Timber Frame Design. This is for informational purposes only and cannot be relied upon.

I spent a few hours looking at your barn yesterday. There's a lot going on ! I expected to see two complete timber frame barns joined end to end, a very common arrangement around here - instead, what you have is one historic barn with five separate additions in three different styles. I've attached a sketch to help keep track -

Quick definitions:

Scribe rule - A method of laying out timber joinery that requires minimal to no math or measuring. Every piece is unique and parts are not interchangeable. Common practice in England from the c1200s to Vermont c1820-1850s.

Square rule - A method of laying out joinery that uses "some" measuring. Many timbers are interchangeable within a frame. Still in use by Timber Framers today.

Bent - A structural cross section of the building - think slice of bread. Timber frames consist of between 2 and 5 identical & symmetrical bents (bread slices) all connected together at intervals to form a building.

Measurements - The dimensions will seem a little odd looking at them in the feet / inch system we use today. The original barn builders were working in a colonial era system using links, rods and chains. A link is about 8" - the span of a man's hand - everything in your barn is some multiple of 8".

Original barn - The core barn is a 26'-8" wide by 40' long hand-hewn scribe ruled structure that uses English tying joints at the roof / wall junction ETJ was not a common system of joinery in 1850 so I wouldn't be surprised to learn that this structure dates earlier. ETJ barns invariably have 8/12 (33 degree) pitch roofs - yours has a 12/12 (45 degree) roof common to 1850 and newer barns so I also wouldn't be surprised to learn that the current roof rafters are 1850 replacements of the originals. The barn follows the traditional four bent, three bay form with a central drive through bay with north & south doors and a heavy wood threshing floor. The east bay is set up with a low wall probably as a sheep run in. The west bay has a collapsed floor but originally would have had animal stalls. This barn would have been set up for hay storage in the east and west bays from about 6' off the floor up to the rafters - all of these timbers (called scaffolding) are missing. Overall, there's good and bad news here - the barn is standing because it has a good roof, a lot of work done on it over the years and the additions are clearly buttressing it up. The bad news is that most of the repair work was pretty quick and dirty. The entire floor system is a replacement of the original and not in good shape. All the north posts have replacement "feet" scarfed in, these are not great. The north wall is under stress and pulling apart. The south wall has

substantial repair work done at the intersection of the wall /roof (called a plate) that has kept the wall from collapsing but is not well executed. There is missing bracing and all five original collar ties in the roof framing have been removed. The southwest post has severe water damage and needs immediate shoring.

First addition (Pre-Civil war) - The 18' wide section of barn to the west of the original barn was the first addition. (Additions are numbered in terms of age, oldest first) This is a hand hewn scribe rule structure with round log rafters on about 3' centers and posts on about 4' centers. This is a style of timber framing common to Dutch built houses in the Hudson River Valley - I've never seen this in Vermont, clearly there's a research paper here waiting for some grad student. Not in very good condition, one of the beams has failed and is laying on the floor. This frame is pretty stressed and the south inside corner adjacent to the original barn is a mess with severe water damage.

Second addition (Pre-Civil war)- The 18' x 26', 3 bent structure that sticks out of the south side with horse stalls on the first floor and an attic space. This is a hand hewn square ruled structure in good condition where it can be seen. Standard New England barn layout. The hewing is quite rough suggesting apprentice (not master carpenter) work. The roof is 6/12 pitch and well-built with a ridge beam and wind bracing. The attic space has plaster and lathe at the south end suggesting that this was living space for farm hands. I would suspect that the ground floor joists and sills are not in good condition but this conjecture as they can't be seen.

Third addition (Post Civil war) - The 18' of barn closest to Elm Street that forms the current west gable end of the barn with the garage door was the third addition to the original barn. This is a heavy sawn spruce timber frame with square rule joinery also inexplicably in the Hudson River Valley Dutch house style. I can only guess that the local timber framers were copying the earlier style of the adjacent addition as it seems unlikely that the farm hired two separate generations of Dutch timber framers to put additions on this barn - but - where's that grad student ? Well built with round log rafters on 2' centers. There is some water damage on a south wall post, but overall in very good condition. The concrete floor in this section of the barn is also in very good condition.

Forth addition (Post Civil war) - The 20' of structure on the east end of the barn forming the current gable end is a well-built three bent sawn timber frame using square rule joinery and a standard New England barn layout. The sawn rafters are 2' on centers making this clearly the newest part of the main barn. The spruce timbers are in good condition with no obvious signs of water damage or repair work. The siding on the east gable end is a mess - making things look worse than they are. A shed was removed off this end at some point and whatever boards happened to be available were nailed over the opening and have not weathered well.

Fifth Addition (20th century) - The 8' wide by 26' long shed on the front of the horse stalls facing Elm Street was added in the early 20th century. It's rough sawn stick framed

construction that was built fast and cheap. It's in reasonable condition and part of the local architectural vernacular but of no real historical significance.

Corn Crib (Pre-Civil war) - This 16' wide by 22' long structure is hand hewn with square rule joinery and 3" x 4" sawn rafters on 2' centers. The frame and rafters are in overall good condition. The sill shows signs of water damage and rot. Due to its size and condition this would be a relatively easy structure to move and / or renovate into a studio / workshop / office / tiny house.

Recommendations and conclusions -

There's a lot going on here - but I think the first question for you to answer is what to do with the original barn. It's not in good shape but could be repaired - either in the same spot or somewhere else on the property. Removing the additions on either side of the original barn will probably cause it's collapse in its current condition - meaning essentially that you need to deal with this first before moving on to the rest of the barn.

The current east and west gable end additions (#3 & 4) would form a substantial 26' x 38' structure by themselves if relocated back-to-back at another spot on the property. Add the corn crib or horse stall structure on the side and you might have a house.

Immediate concerns -

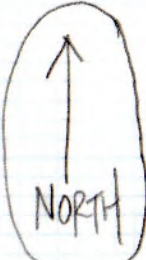
1. The inside corner formed between the barn and the horse stall addition has severe ongoing water damage and needs shoring, siding and roof work. The trees in this area need to be cut down as they're causing water to splash on the building and preventing the sun from drying things out. The roots will also eventually destabilize the foundation.

2. The mess of boards on the east gable end needs to be removed and replaced with siding that will shed water and prevent damage to the timber frame.

Lots to think about here - let's chat after you've had a chance to digest all this.

Michael

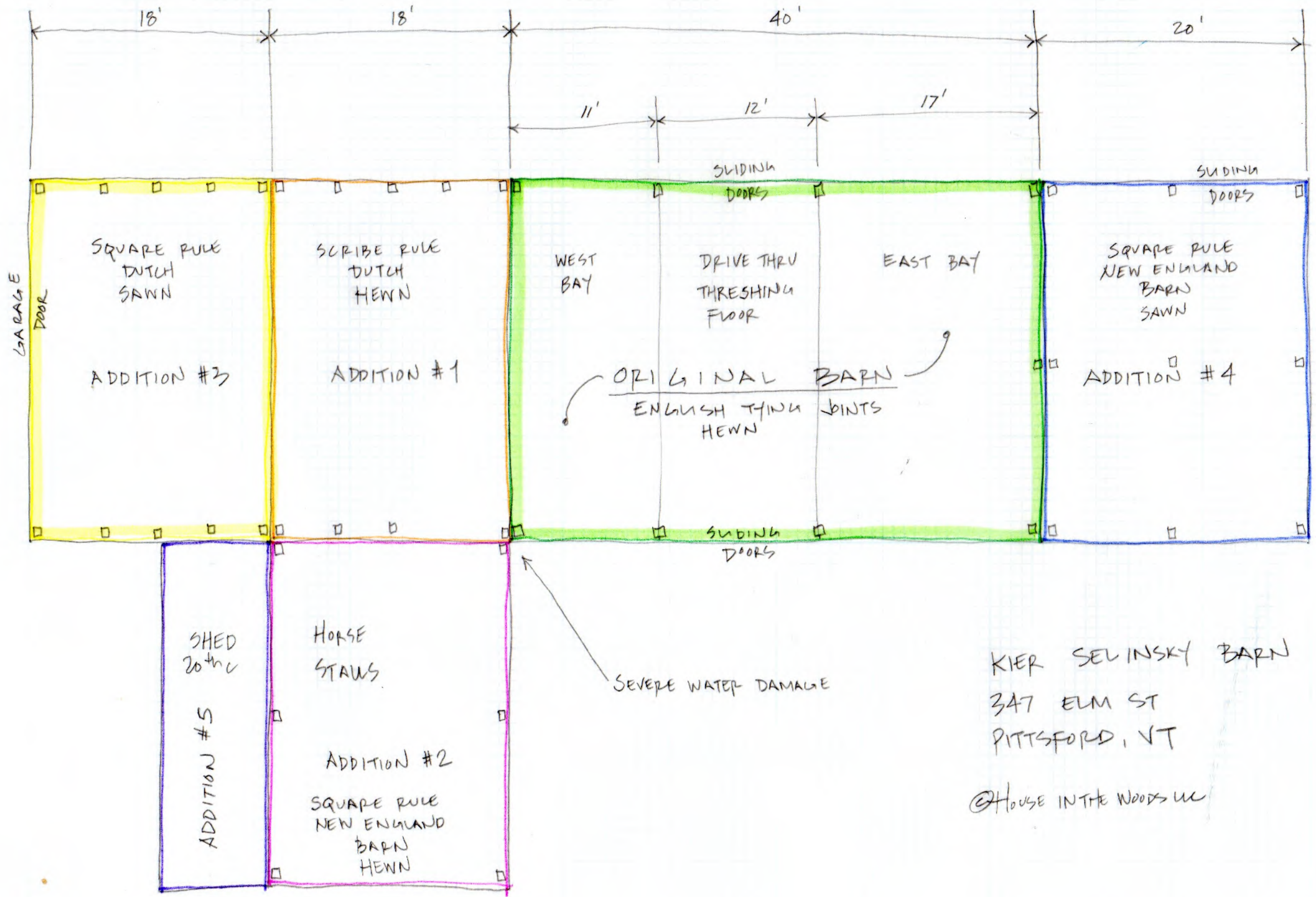
www.houseinthewoodsvt.com



ELM STREET

WEST GABLE END

EAST GABLE END



KIER SELINSKY BARN
347 ELM ST
PITTSFORD, VT
@HOUSE IN THE WOODS LLC

Fig. 2.

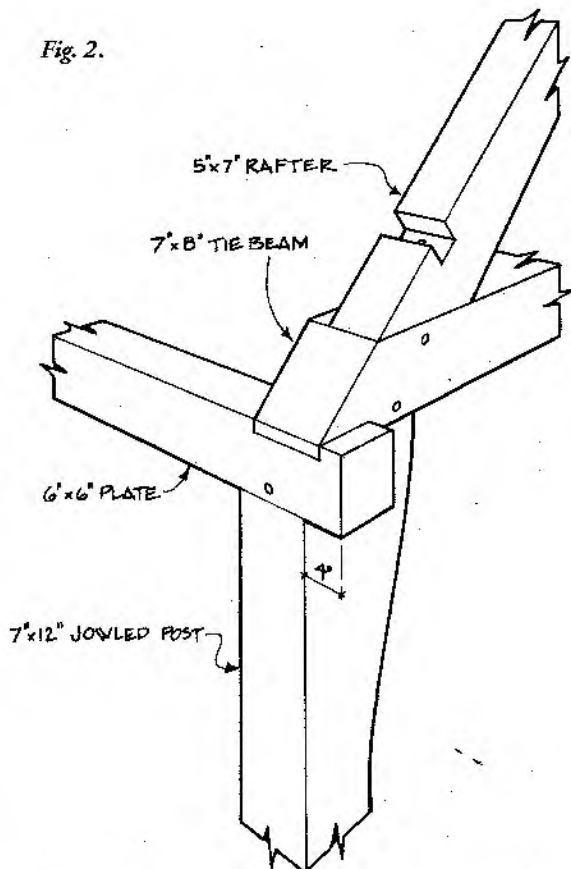
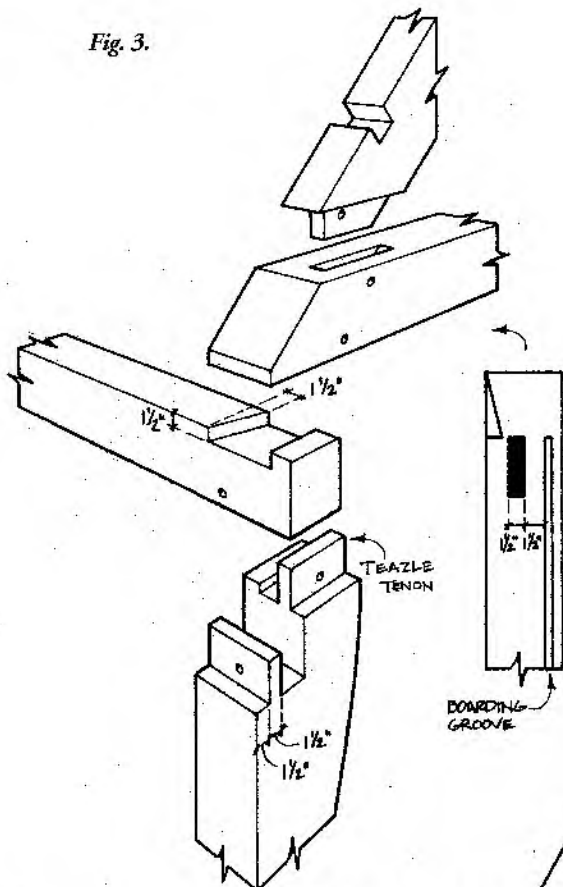


Fig. 3.



Figs. 2 and 3. English tying joint with half-dovetail at the gable end, assembled (Fig. 2) and exploded (Fig. 3) views. The plate, originally longer, now extends only 2 in. past the tie beam. A groove in the underside of the tie (Fig. 3) accepts the boarding.

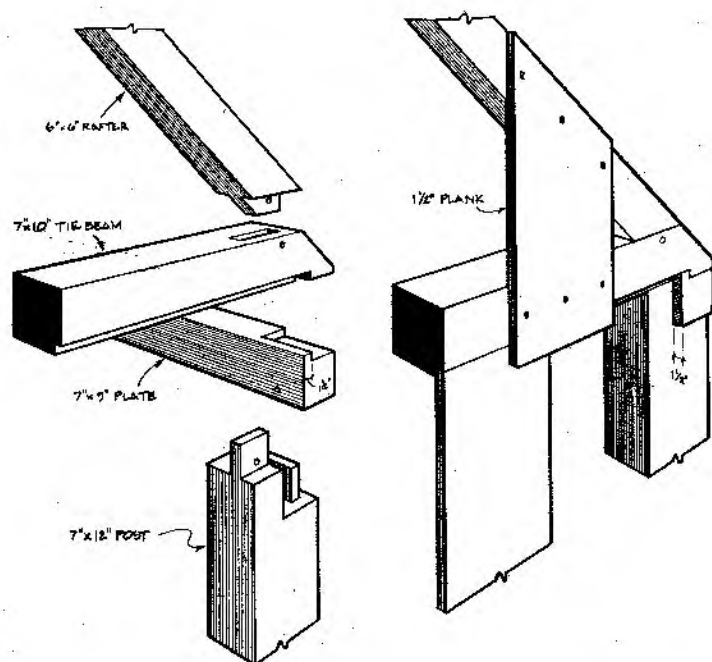


Fig. 4. Full-width cog (1 1/2 in. square section) found on the corner joints in a 1773 three-bay 28x36 barn in Adams, Massachusetts. This barn has dropped tie beams on interior bents. Note lapped end-boarding.

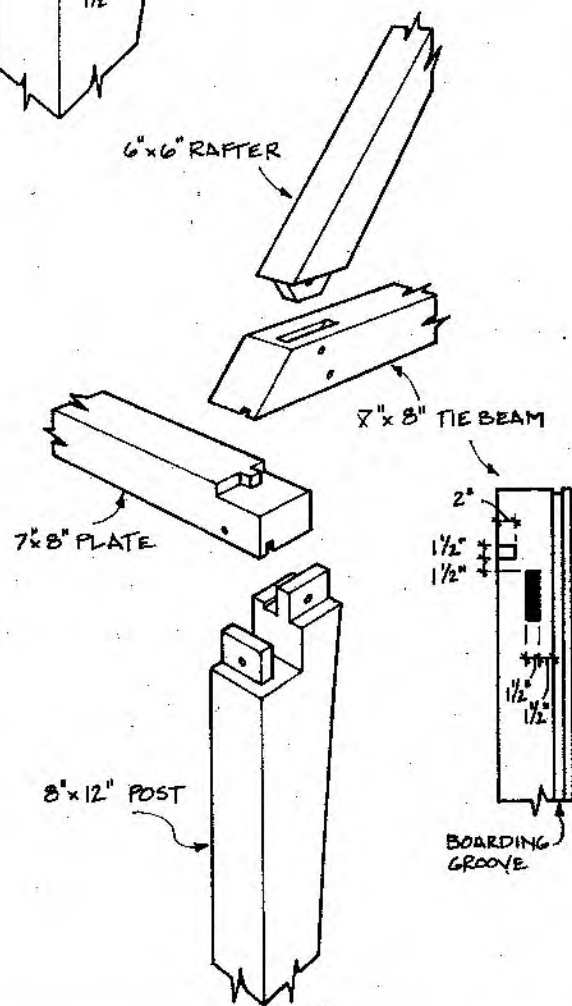


Fig. 5. Corner tying joint from a 30x42 barn (1715) in Uxbridge, Massachusetts, with cog instead of dovetail to address the plate relish problem. Both plate and tie are grooved for vertical boarding.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Robert Irving White, of Queenstown, in the County of Queen Anne, and State of Maryland, and David Waldo White, of Lafayette, County of Contra Costa, and State of California, GRANTORS, in the consideration of One Dollar and Other Good and Valuable Consideration paid to our full satisfaction by Kier Selinsky, of Medina, County of Medina, and State of Ohio, and Elizabeth Selinsky, of Medina, County of Medina, and State of Ohio, GRANTEES, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said GRANTEES, Kier Selinsky and Elizabeth Selinsky, as husband and wife and tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Pittsford, in the County of Rutland, and State of Vermont, described as follows, viz:

Being a portion of the same lands and premises conveyed to Robert Irving White and David Waldo White by Trustee's Deed of James K. Mitchell, Jr., Kathleen Mitchell Rhyne and George William Rhyne, Jr., Trustees of the Trust Estate of James K. Mitchell, dated November 11, 1994 and recorded at Book 96, Page 298 of the Town of Pittsford Land Records.

Said parcel is more particularly described in attached Schedule A.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said GRANTEES, Kier Selinsky and Elizabeth Selinsky, and their heirs and assigns to their use and behoof forever;

And Robert Irving White and David Waldo White, the said GRANTORS, for themselves and their heirs and assigns, do covenant with the said GRANTEES, Kier Selinsky and Elizabeth Selinsky, and their heirs and assigns, that until the ensealing of these presents, they are the sole owners of the premises and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and they hereby engage to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as set forth in the aforesaid deed.

IN WITNESS WHEREOF, we hereunto sets our hands and seals this 22nd day of December, 2021.

Robert Irving White by

Kylie J. Peterson his Attorney-in-Fact
Robert Irving White by Kylie J. Peterson
His Attorney-in-Fact

STATE OF VERMONT
RUTLAND COUNTY, ss.

The foregoing instrument was acknowledged before me on this 22nd day of December, 2021, by
Robert Irving White by Kylie J. Peterson, his Attorney-in-Fact.

Shauna L. Chamberlain
Notary Public State of Vermont
Commission Expires 1/31/2023
Commission # 0000482

Before me,

Shauna L. Chamberlain
Notary Public/Stamp

David Waldo White by

Kylie J. Peterson his Attorney-in-Fact
David Waldo White by Kylie J. Peterson
His Attorney-in-Fact

STATE OF VERMONT
RUTLAND COUNTY, ss.

The foregoing instrument was acknowledged before me on this 22nd day of December, 2021, by
David Waldo White by Kylie J. Peterson, his Attorney-in-Fact.

Shauna L. Chamberlain
Notary Public State of Vermont
Commission Expires 1/31/2023
Commission # 0000482

Before me,

Shauna L. Chamberlain
Notary Public/Stamp

Pittsford Town Clerk's Office

this 27 day of December 2021
at 12:30 o'clock P. M.
received and recorded in Vol. 173
at page 419
Nelson E. McElroy Town Clerk

SCHEDULE A

Being that portion of the Bogue Farm, so-called, situated on the east side of Elm Street, in the Town of Pittsford, in the County of Rutland and State of Vermont, and acquired by James K. Mitchell and wife by deed of William H. Bogue, dated September 28, 1934 and recorded in the Pittsford Land Records in Book 44, at Page 219 and by deed of Marion B. Ross, Administratrix, dated September 28, 1934 and recorded in the Pittsford Land Records, in Book 41, at Page 340, described as follows:

A parcel on the east side of Elm Street, Pittsford, Vermont, containing 22.6 acres, more or less. Such parcel being a portion of the lands conveyed to Robert Irving White and David Waldo White by Trustee's Deed of James K. Mitchell, Jr., Kathleen Mitchell Rhyne and George William Rhyne, Jr., Trustees of the Trust Estate of James K. Mitchell, dated November 11, 1994 and recorded in Book 96, at Page 298 of the Town of Pittsford Land Records.

Reference is made to a survey prepared by Young & Hemenway, Engineers, entitled "Lands of James K. & Eleanor M. Mitchell, Easterly Side of 'Elm Street' Pittsford, Vermont" dated September 1972 and recorded in the Pittsford Land Records in Map Slide 12.

Reference is also made to a deed from James K. Mitchell and Eleanor M. Mitchell, Grantors, to Irving F. White and Doris C. White, Grantees, dated November 21, 1977, and recorded in the Pittsford Land Records in Book 68, at Page 238.

Said premises are subject to right-of-way easements conveyed to Central Vermont Public Service Corporation and New England Telephone and Telegraph Company by deeds of James K. Mitchell, Jr., et al., Trustees, dated June 8, 1993 and recorded in Book 93, at Page 543 and dated December 26, 1993 and recorded in Book 95, at Page 127 of the Pittsford Land Records.

Reference is also had to a certain Decree of the Rutland Probate Court dated October 5, 1990 and recorded in the Pittsford Land Records in Book 87, at Page 561.

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

1. **SELLER:** Kier Michael Selinsky and Elizabeth Lauren Selinsky
2. **PROPERTY LOCATION:** 22.6+/- Acres off Elm Street, Pittsford, VT
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.
4. **NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
- a. TYPE OF SYSTEM: ☒ None ☐ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other _____
- b. INSTALLATION: Location: _____ Installed By: _____
 Date of Installation: _____ What is the source of your information? _____
- c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? ☐ Yes ☐ No
- d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: ☐ Yes ☐ No ☐ N/A Quantity: ☐ Yes ☐ No ☐ Unknown
 Quality: ☐ Yes ☐ No ☐ Unknown
 If YES to any question, please explain in Comments below or with attachment.
- e. WATER TEST: Have you had the water tested? ☐ Yes ☐ No Date of most recent test: _____
 If YES to any question, please explain in Comments below or with attachment.
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No
 If YES, are test results available? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
- f. COMMENTS: Refer to Vermont State Permit #WW-1-3707 for Full Details.

6. **SEWAGE DISPOSAL SYSTEM**
- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No
 Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No
 None: ☒ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No
 Septic Design Available? ☐ Yes ☐ No
- b. IF PUBLIC OR COMMUNITY/SHARED:
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☐ No
 What steps were taken to remedy the problem? _____
- c. IF PRIVATE:
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____
 Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
 Location: _____ ☐ Location Unknown Date of Installation: _____
 Date of Last Servicing: _____ Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☐ Other _____
 IF YES: Size _____ Location: _____ ☐ Unknown
 Date of installation of leach field: _____ ☐ Installed By: _____
 Have you experienced any malfunctions? ☐ Yes ☐ No
 Comments: _____
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" ☐ Yes ☐ No ☐ Unknown
 IF YES, has a site assessment been done? ☐ Yes ☐ No ☐ Unknown
 SOURCE OF INFORMATION: _____
 COMMENTS: Refer to Vermont State Permit #WW-1-3707 for Full Details.

SELLER(S) INITIALS KMS ELS

BUYER(S) INITIALS _____

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 22.6+/- Acres off Elm Street, Pittsford, VT

7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☒ NO ☐ UNKNOWN

IF YES: Are tanks currently in use? ☐ YES ☐ NO

IF NO: How long have tank(s) been out of service?

What materials are, or were, stored in the tank(s)?

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Zone? ☐ YES ☒ NO ☐ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☒ YES ☐ NO ☐ UNKNOWN

If YES, Explain: Standard Utility Easements

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: But there is some old stone and marble stored behind the barn.

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: _____

g. How is the property zoned? Rural and Village Source: Town

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☒ YES ☐ NO

i. Has the soil been tested? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☐ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

k. Has a test pit been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☐ YES ☐ NO ☐ UNKNOWN

o. Septic/Design plan available? ☒ YES ☐ NO ☐ UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? ☐ YES ☒ NO If YES, please explain: _____

9. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT.

KMB
08/16/24
2:35 PM EDT
dotloop verified

ELS
08/11/24
4:21 PM EDT
dotloop verified

PROPERTY DISCLOSURE - LAND ONLY



TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

<i>Kier Michael Selinsky</i>	dotloop verified 08/16/24 2:35 PM EDT ZWIQ-TR19-CMOT-BHRI	
SELLER		DATE

<i>Elizabeth Lauren Selinsky</i>	dotloop verified 08/11/24 4:21 PM EDT CYXN-8AUB-UXGY-HRTI	
SELLER		DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER	DATE

BUYER	DATE