

FORM P

APPLICATION FOR APPROVAL OF A SITE PLAN MODIFICATION

To the Franklin Planning Board:

The undersigned, herewith, submits the accompanying Site Plan Modification entitled "Adirondack Club Parking Lot expansion" for approval under the provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: SRA Realty Group, LLC
Address of Applicant: 800 Chestnut Street, Franklin, MA 02038
Phone No.: 508-541-1400 Email: Rhinrichs@adironelakclub.com

2. Name of Owner (if not the Applicant):
Address of Owner:
Phone No.: Email:

3. Name of Engineer: Pare Corporation
Address of Engineer: 8 Blackstone Valley Place, Lincoln, RI 02865
Phone No.: 401-334-4100 Email: jrioux@parecorp.com

4. Deed of Property recorded with Norfolk Registry of Deeds in Book 14206, Page 270, (or Certificate of Title No.)

5. Location and Description of Property:
800 Chestnut Street
Tennis, Pool, Health Club
Square Footage of Building(s)
Assessor's Map 248 Lot 80

6. Purpose of Site Plan: Expansion of exsisting parking lot

7. List of Waivers Requested (if any): Attach Form R for each waiver

Handwritten signatures for Applicant and Owner.

Signature of Applicant Robert C. Hinrichs, Manager
Print Name of Applicant

Signature of Owner Robert C. Hinrichs, Manager
Print Name of Owner

RECEIVED
2025 JUN -9 A 10: 14
TOWN OF FRANKLIN
TOWN CLERK

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Type of Plan (circle one) ANR 81-P; Preliminary Subdivision

Definitive Subdivision.; Site Plan; Special Permit

Title of Plan: Adirondack Club Parking Lot Expansion

Date of Plan: June 6, 2025 Assessor's Information: AP 248, Lot 80

Prepared by: Pare Corporation

Applicant Name & Address: SRA Realty Group LLC - 800 Chestnut Street, Franklin, MA 02038

SECTION B:

Name of Record Owner(s): SRA Realty Group LLC

Address of Record Owner(s): 800 Chestnut St
Franklin, MA 02038

****Attach Property Deed matching the owner name's listed above.**

*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):
Robert C. Hinrichs and Suzanne N. Hinrichs, Managers, 800 Chestnut Street, Franklin, MA 02038

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

Robert C. Hinrichs & Suzanne N. Hinrichs

*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation:

RA Realty Group LLC is a Massachusetts LLC.

Executed as a sealed instrument this 22nd day of June 20 25

[Signature] Manager Robert C. Hinrichs, Manager
Signature of Applicant Print name of Applicant

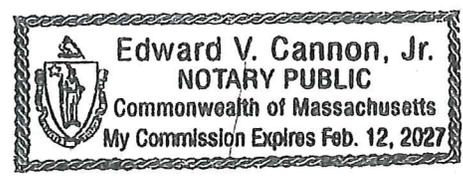
[Signature] Manager Robert C. Hinrichs, Manager
Signature of Owner Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss. 612 2025

On this 22nd day of June 20 25, before me, the undersigned notary public, personally appeared Robert C. Hinrichs, Manager (name of owner), proved to me through satisfactory evidence of identification, which were driv. license to be the person whose name is signed on the preceding document in my presence.

[Signature]
(Official signature and seal of notary)
Notary Public:
My Commission Expires: _____



QUITCLAIM DEED

NOT

AN

AN

OFFICIAL COPY
Earle B. White, Jr. as Trustee of The Irene C. White Realty Trust, U/D/T dated February 22, 1999, recorded with Norfolk County Registry of Deeds in Book 13245, Page 603, of 26 Wardwell Road, Canton, Norfolk county, Massachusetts 02021 FOR CONSIDERATION PAID OF One Hundred Twenty Five Thousand and 00/100 (\$125,000.00) dollars GRANT TO SRA REALTY GROUP, L.L.C., a Massachusetts Limited Liability Corporation with its principal place of business at 2 Henry Lane, Franklin, Norfolk County, Massachusetts 02038 WITH QUITCLAIM COVENANTS

The land in Franklin, Norfolk County, Massachusetts known as Parcel 3A on a plan of land entitled "Plan of Land in Franklin, Mass., Dated August 25, 1995, scale 60 ft. to an inch" by Guerriere & Halnon, Inc., Engineering & Land Surveying, 38 Pond St., Suite 205, Franklin, Massachusetts, recorded with Norfolk County Registry of Deeds as Plan No. 846 of 1995 in Plan Book 435.

Subject to Planning Board Covenant dated April 13, 1994, recorded with said Deeds, in Book 10509, Page 59; Memorandum of Special Permit Decision dated May 24, 1993, recorded with said Deeds, in Book 10509, Page 61; and Order of Conditions under Massachusetts Wetlands Protection Act dated April 16, 1993, recorded with said Deeds, in Book 10509, Page 64, insofar as the same are in force and applicable.

For title see deed of Irene White to The Irene C. White Realty Trust dated February 22, 1999 recorded with Norfolk County Registry of Deeds in Book 13245, Page 609.

WITNESS my hand and seal this 17 day of May, 2000

The Irene C. White Realty Trust

By: Earle B. White, Jr.
Earle B. White, Jr.
Trustee

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
Barry T. Hannon
BARRY T. HANNON, REGISTER

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 17, 2000

Then personally appeared the above-named EARLE B. WHITE, JR., Trustee of The Irene C. White Realty Trust, and acknowledged the foregoing instrument to be his free act and deed on behalf of the said Trust, before me.

CANCELLED

DEDHAM
JUN 9 2000
DEEDS REG#17
NORFOLK

06/09/00 10:38AM 01
000000 #9242

FEE \$570.00

CASH \$570.00

Nancy Yacci
Notary Public
My Commission Expires: 7/17/03



Property Address: Chestnut Street, Franklin, Massachusetts

055175

00 JUN -9 AM 10:37



CAI Property Card

Town of Franklin, Massachusetts

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
LOCATION: 800 CHESTNUT ST ACRES: 11.249 PARCEL ID: 248-080-000-000 LAND USE CODE: 375 - TENNIS CONDO COMPLEX: OWNER: SRA REALTY GROUP LLC CO - OWNER: MAILING ADDRESS: 800 CHESTNUT ST FRANKLIN, MA 02038 ZONING: MassGIS LocID #: M_210747_872332	BUILDING STYLE: HEALTH CLUB YEAR BUILT: 2000 FRAME: WOOD EXTERIOR WALL COVER: CLAPBOARD ROOF STYLE: HIP ROOF COVER: ASPHALT SHGL	
	BUILDING INTERIOR	
<th data-bbox="107 743 954 781">SALE INFORMATION</th> <td data-bbox="954 543 1497 1163"> INTERIOR WALL: DRYWALL FLOOR COVER: ABOVE AVE HEAT TYPE: WM&COOL AIR FUEL TYPE: GAS PERCENT A/C: 100 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 2 # OF HALF BATHS: 9 # OF ADDITIONAL FIXTURES: 56 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF WOOD STOVE FLUES: 0 </td>	SALE INFORMATION	INTERIOR WALL: DRYWALL FLOOR COVER: ABOVE AVE HEAT TYPE: WM&COOL AIR FUEL TYPE: GAS PERCENT A/C: 100 SOLAR HOT WATER: NO CENTRAL VACUUM: NO # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 2 # OF HALF BATHS: 9 # OF ADDITIONAL FIXTURES: 56 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF WOOD STOVE FLUES: 0
<th data-bbox="107 974 954 1012">PRINCIPAL BUILDING AREAS</th> <td data-bbox="954 1163 1497 1201"></td>	PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 77,715 FINISHED BUILDING AREA: 52,229 BASEMENT AREA: 18,976 # OF PRINCIPAL BUILDINGS: 1		
SKETCH	OTHER FEATURES	
	ATTACHED GARAGE: 470 # OF BASEMENT GARAGES: 0 DETACHED GARAGE: POOL: YES	
	PHOTO	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.