

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

The premises are known as Little Harbor Country Club:

Those parcels of land situated on Fairway Lane, Great Neck Road, Lantern Lane, Little Harbor Road, Stockton Short Cut and Woodland Road in Wareham, Plymouth County, Massachusetts described in deeds to the SELLER recorded in Book 3885, Page 176 and Page 188, and Book 18984, Page 252, excepting therefrom the portion conveyed by the SELLER by deed recorded in Book 18989, Page 250. Said parcels are shown as Lots 1000, 1001, 1009, 1010, 1012B, 1014B, 71, B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, C, and Lantern Lane and Fairway Lane on Map 28 of the Wareham Property Maps, revised to January 1, 2019 consisting of approximately fifty four and one third (54.33) acres.

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

Purchase of Real Property

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

Town of Wareham, 54 Marion Rd. Wareham, MA 02571

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

Little Harbor Country Club, Inc.
Corporation

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

 Lessor/Landlord

 Lessee/Tenant

 X Seller/Grantor

 Buyer/Grantee

 Other (Please describe): _____

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):**

NAME

Charles DiRienzo

RESIDENCE

P.O. Box 43 / 31 Winship Ave.
Wareham, MA 02571

Christine DiRienzo

P.O. Box 43 / 31 Winship Ave.
Wareham, MA 02571

Kenneth DiRienzo

5 Winthrop Street
Charlestown, MA 02129

James M. Jones

6943 - 41st Ave. N
Riviera Beach, FL 33404

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

James C. Jones

6943 - 41st Ave. N
Riviera Beach, FL 33404

Marlene Jones

2578 Cranberry Hwy.
Wareham, MA 02571

Robert Jones

Box 361 / Hiawatha Rd.
E. Wareham, MA 02538

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

☒ NONE

NAME:

POSITION:

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

Little Harbor Country Club, Inc.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

Charles J. Di Rienzo

AUTHORIZED SIGNATURE of DISCLOSING PARTY

04/29/2022

DATE (MM / DD / YYYY)

Charles J. Di Rienzo - Preside

PRINT NAME & TITLE of AUTHORIZED SIGNER