

**RESOLUTIONS OF THE MEMBER/MANAGER OF
DP GP LLC**

I HEREBY CERTIFY that I am the duly elected Secretary of Dwelling Place of Grand Rapids Nonprofit Housing Corporation, a Michigan nonprofit corporation (“Corporation”), that the following is a true and correct copy of Resolutions duly adopted at a meeting of the Board of Directors of the Corporation on _____, 2021, a quorum of the Directors being present and sufficient for the transaction of business; further, that such meeting was called in compliance with all applicable laws and the Bylaw requirements of the Corporation; that such Resolutions do not conflict with any Bylaw of the Corporation nor have such Resolutions been in any way altered, amended or repealed and are in full force and effect, unrevoked and unrescinded as of this date, and have been approved, consented to and ratified by all Directors of the Corporation, and have been entered upon the regular Minute Book of the Corporation as of the date of adoption, and that the Board of Directors of the Corporation has, and at the time of adoption of such Resolutions, had, full power and lawful authority to adopt such Resolutions and to confer the powers granted in such Resolutions to the Officer(s) named in such Resolutions who have full power and lawful authority to exercise those powers:

WHEREAS, the Corporation is the sole member and the manager of DP GP LLC, a Michigan limited liability company (“Company”); and

WHEREAS, the Company is the General Partner of Grandville-Heartside Limited Dividend Housing Association Limited Partnership (“Partnership”) which owns certain parcels of real estate known as Grandville Avenue Homes located in Grand Rapids, Kent County, Michigan, which real estate is identified on the attached **Exhibit A**; and

WHEREAS, the Corporation wishes to appoint a Board of Managers for the Company; and

WHEREAS, the Partnership wishes to support the plans of Dwelling Place Regional Community Land Trust (“CLT”) to promote homeownership by homebuyers who are qualified under the CLT’s Homebuyer Selection Guidelines (“Qualified Homebuyers”); and

WHEREAS, the CLT has requested that the Partnership make available the Grandville Homes for purchase by Qualified Homebuyers; and

WHEREAS, to effectuate the foregoing, the Partnership wishes to approve, on certain conditions, the severance and separate conveyance of the land to the CLT, and the conveyance of improvements of each of the Grandville Homes to a Qualified Homebuyer; and

WHEREAS, the Partnership wishes to authorize the CLT, on certain conditions, to execute purchase agreements in the name of the Partnership for the sale of each of the Grandville Homes, both the land and the improvements; and

WHEREAS, the Partnership wishes to authorize the CLT to execute and deliver any and all other documents and instruments related in any way to the sale of each of the Grandville Homes, both the land and the improvements, or that are otherwise necessary or appropriate to effectuate any of the foregoing purposes and actions.

NOW THEREFORE, the following Resolutions are duly adopted:

IT IS RESOLVED that the following are appointed as the initial Board of Managers of DP GP LLC to hold the following offices: Dennis Sturtevant, President; Juan Daniel Castro, Vice-President; Renee Williams, Vice-President; Sadie Erickson, Treasurer, and Lee Nelson Weber, Secretary.

IT IS FURTHER RESOLVED that the Partnership is authorized to: 1) sell the land only to Dwelling Place Regional Community Land Trust; and 2) to sell the improvements only to Qualified Homebuyers; and

IT IS FURTHER RESOLVED that either Dennis Sturtevant, President of the Company, or Juan Daniel Castro, Vice-President of the Company, or their successors in office, is authorized, on behalf of the Company, at any time after the adoption of this resolution and without further action by or authority or direction from the Board of Managers of the Company, to execute purchase agreements and any and all other documents and instruments, including a power of attorney for sale of real estate, related in any way to the sale of the land and improvements for any one or more of the Grandville Homes or that are otherwise necessary or appropriate to effectuate the sale of the Grandville Homes, and to execute any and all documents and instruments, in such form and containing such provisions as may be deemed appropriate by such authorized signer and the Company's legal counsel, as may be necessary to enter into and effectuate the foregoing.

IT IS FURTHER RESOLVED that any prior actions taken on behalf of the Corporation, the Company, or the Partnership with regard to the foregoing matters is hereby ratified and affirmed.

Dated: _____

Lee Nelson Weber
Secretary
Dwelling Place of Grand Rapids Nonprofit Housing Corporation

EXHIBIT A
Legal Descriptions of Grandville Avenue Homes

Parcel 1:

The East 30 feet of Lot 15, Block 3, Godfrey and White's Addition, according to the recorded plat thereof in Liber 4 of Plats, Page 18, Kent Count Records, and also the West 35 feet of Lot 14, Block 3, Godfrey and White's Addition, according to the recorded plat thereof in Liber 4 of Plats, Page 18, Kent Count Records.

427 Rumsey Street SW

41-13-36-180-039

Parcel 2:

That part of Lot 5, Block 21, Grant's Addition to the City of Grand Rapids, according to the plat thereof recorded in Liber 1 of Plats, Page 21, Kent County Records, described as follows: Beginning at the intersection point between the Westerly right of way line of Grandville Avenue (66 feet wide) and the North right of way line of Grant Street (60 feet wide); thence North 89°39'05" West 63.20 feet along the North right of way line of Grant Street; thence North 07°30'57" West 13.21 feet; thence North 89°39'05" West 40.73 feet; thence North 00°18'17" West 38.45 feet (along a line that if extended Northerly would intersect the South line of Breens Court at a point 142.64 feet Westerly of the Westerly right of way line of Grandville Avenue); thence South 89°39'05" East 56.00 feet; thence North 00°18'17" West 5.40 feet; thence South 89°39'05" East 72.18 feet more or less to the Westerly right of way line of Grandville Avenue (as platted); thence Southwesterly 61.01 feet along said right of way line to the place of beginning.

577 Grandville Avenue SW

41-13-36-251-009

Parcel 3:

That part of Lots 5 and 6, Block 21, Grant's Addition to the City of Grand Rapids, according to the plat thereof recorded in Liber 1 of Plats, Page 21, Kent County Records, and that part of Lot 18, Block 1, Freeman Godfrey's Addition (Liber 13 of Plats, Page 33, Kent County Records), described as follows: Beginning at the intersecting point between the South right of way line of Grant Street (60 feet wide) and the West right of way line of Grandville Avenue (66 feet wide); thence South 21°32'19" West 84.24 feet along the Westerly right of way line of Grandville Avenue; thence North 68°27'41" West 113.39 feet; thence North 02°22'21" West 22.76 feet; thence North 00°09'35" East 15.12 feet; thence Easterly 137.30 feet along the South right of way line of Grant Street to the place of beginning.

607 Grandville Avenue SW

41-13-36-254-010

Parcel 4:

That part of Lot 6, Block 21, Grant's Addition to the City of Grand Rapids, according to the plat thereof recorded in Liber 1 of Plats, Page 21, Kent County Records, and that part of Lots 2 and 18, Block 1, Freeman Godfrey's Addition, according to the plat thereof recorded in Liber 13 of Plats, Page 33, Kent County Records, described as follows: Beginning on the Westerly right of way line of Grandville Avenue (66 feet wide) at a point being located South 21°32'19" West 84.24 feet from the South line of Grant Street (60 feet wide); thence South 21°32'19" West 50.00 feet along the Westerly right of way line of Grandville Avenue; thence North 68°27'41" West 100.94 feet; thence North 20°04'05" East 23.27 feet; thence North 02°22'21" West 29.25 feet; thence South 68°27'41" East 113.39 feet to the place of beginning.

Easement Parcel: Together with a non-exclusive easement as created, limited, and defined in Instrument recorded in Liber 4379, Page 590, Kent County Records.

617 Grandville Avenue SW

41-13-36-254-011

Parcel 5:

That part of Lot 6, Block 21, Grant's Addition to the City of Grand Rapids, according to the plat thereof recorded in Liber 1 of Plats, Page 21, Kent County Records, and that part of Lots 2 and 18, Block 1, Freeman Godfrey's Addition, according to the plat thereof recorded in Liber 13 of Plats, Page 33, Kent County Records, described as follows: Beginning on the Westerly right of way line of Grandville Avenue (66 feet wide) at a point being located South 21°32'19" West 134.24 feet from the South right of way line of Grant Street (60 feet wide); thence South 21°32'19" West 50.00 feet along the West right of way line of Grandville Avenue; thence North 68°27'41" West 100.72 feet; thence North 21°32'18" East 41.45 feet along the West line of aforementioned Lot 2; thence North 20°04'05" East 8.55 feet; thence South 68°27'41" East 100.94 feet to the place of beginning.

Easement Parcel: Together with a non-exclusive easement as created, limited, and defined in Instrument recorded in Liber 4379 Page 590, Kent County Records.

625 Grandville Avenue SW

41-13-36-254-012

Parcel 6:

That part of Lot 6, Block 21, Grant's Addition to the City of Grand Rapids, according to the plat thereof recorded in Liber 1 of Plats, Page 21, Kent County Records, and that part of Lot 2, Block 1, Freeman Godfrey's Addition, according to the plat thereof recorded in Liber 13 of Plats, Page 33, Kent County Records, described as follows: Beginning on the Westerly right of way line of Grandville Avenue (66 feet wide) at a point being located South 21°32'19" West 184.24 feet from the South right of way line of Grant Street (60 feet wide); thence South 21°32'19" West 50.00 feet; thence North 68°46'30" West 100.72 feet along the South line of aforesaid Lot 2; thence North 21°32'18" East 50.55 feet along the West line of Lot 2; thence South 68°27'41" East 100.72 feet to the place of beginning.

629 Grandville Avenue SW

41-13-36-254-013

Parcel 7:

Lot 3, Block 3, Godfrey and White's Addition, according to the recorded plat thereof in Liber 4 of Plats, Page 18

645 Grandville Avenue SW

41-13-36-180-035

Parcel 8:

Lot 4, Block 3, Godfrey and White's Addition, according to the recorded plat thereof in Liber 4 of Plats, Page 18.

651 Grandville Avenue SW

41-13-36-180-036

Parcel 9:

Lot 2, Block 2, Godfrey and White's Addition, according to the recorded plat thereof in Liber 4 of Plats, Page 18.

717 Grandville Avenue SW

41-13-36-182-021

Parcel 10:

Lot 5, and the Northerly 8 feet of Lot 14, Block 1, Godfrey and White's Addition, according to the recorded plat thereof in Liber 4 of Plats, Page 18, except the Westerly 33 feet thereof.

733 Grandville Avenue SW

41-13-36-183-015