

**RESOLUTIONS OF THE MEMBER OF
MARTINEAU HOLDINGS LIMITED DIVIDEND HOUSING ASSOCIATION LLC**

I HEREBY CERTIFY that I am the duly elected Secretary of Heartside Non-profit 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do not conflict with any Bylaw of the Corporation nor have such Resolutions been in any way altered, amended or repealed and are in full force and effect, unrevoked and unrescinded as of this date, and have been approved, consented to and ratified by all Directors of the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 as well as the manager of Martineau Holdings Limited Dividend Housing Association LLC, a Michigan limited liability company (“Company”); and

WHEREAS, the Company owns certain real estate known as Unit 2 and Unit 4 of Martineau Condominium located in Grand Rapids, Kent County, Michigan, which real estate is more particularly described on the attached **Exhibit A**; and

WHEREAS, the Company 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 Company intends to create Martineau Community Land Trust Condominium (“CLT Condo”), comprising 23 condominium units (“Units”), which will be a leasehold sub-condominium of Martineau Condominium; and

WHEREAS, the CLT has requested that the Company make available the Units of Martineau Community Land Trust Condominium for purchase by Qualified Homebuyers; and

WHEREAS, to effectuate the foregoing, the Company wishes to approve the creation of the CLT Condo, and, on certain conditions, the severance and separate conveyance of the Units to the CLT, and the conveyance of improvements of each of the Units to a Qualified Homebuyer; and

WHEREAS, the Company wishes to authorize the CLT, on certain conditions, to execute purchase agreements in the name of the Company for the sale of each of the Units; and

WHEREAS, the Company 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 Units, 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 Company is authorized to: 1) consent to and otherwise participate in the creation of the CLT Condo; 2) convey its interest in all of the land owned by the Martineau Condominium to Dwelling Place Regional Community Land Trust; and 3) to sell the units in the CLT Condo 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 conveyance of the land and one or more of the CLT Condo Units or that are otherwise necessary or appropriate to effectuate the sale of the Units, 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 or the Company with regard to the foregoing matters is hereby ratified and affirmed.

Dated: _____

Lee Nelson Weber
Secretary, Heartside Non-profit Housing Corporation,
the Member and Manager of Martineau Holdings
Limited Dividend Housing Association LLC

EXHIBIT A
Legal Descriptions

Condominium Unit No. 2 in Martineau Condominium, a condominium according to the Master Deed recorded as Instrument No. 20120828-0078821, in the office of the Kent County Register of Deeds, and designated as Kent County Condominium Subdivision Plan No. 950, as amended, together with rights in General Common Elements and in Limited Common Elements as set forth in the Master Deed, as amended, and as described in the Michigan Condominium Act (Act 59 of the Public Acts of 1978, as amended)

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Condominium Unit No. 4 in Martineau Condominium, a condominium according to the Master Deed recorded as Instrument No. 20120828-0078821, in the office of the Kent County Register of Deeds, and designated as Kent County Condominium Subdivision Plan No. 950, as amended, together with rights in General Common Elements and in Limited Common Elements as set forth in the Master Deed, as amended, and as described in the Michigan Condominium Act (Act 59 of the Public Acts of 1978, as amended)

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