

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT Ø THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

The undersigned, the secretary of _____

, a New York corporation,

DOES HEREBY CERTIFY:

1. At a meeting of the board of directors of the above mentioned corporation, duly called and held this day at which a quorum was present and acted throughout, the board of directors unanimously adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that the corporation execute and deliver to _____ or to any other person or corporation a mortgage covering the property owned by said corporation located at _____ such mortgage to be for the sum of \$ _____ to secure payment of a note of the corporation, bearing even date therewith, conditioned for the payment of said sum, with interest thereon.

that said note and mortgage be in such form and contain such interest rate or rates, time of payment, including installment payments, and such other terms, provisions, conditions, stipulations and agreements as the officer of the corporation executing the same may deem proper and advisable; and that the president or vice president or any other officer of the corporation be and each of them hereby is authorized to execute and deliver such note and mortgage and such other instruments as such officer may deem proper and advisable and to affix the seal of the corporation thereto.

2. Neither the certificate of incorporation nor the by-laws contain any special requirement as to the number of directors required to pass such resolution.

3. The certificate of incorporation of the corporation does not require any vote or consent of shareholders to authorize the making of such mortgage.

This certificate is made and delivered in order to induce the lender referred to in the foregoing resolution to make the loan and accept the mortgage referred to therein and to induce any title insurance company to issue a policy of title insurance insuring to such lender the validity and priority of such mortgage.

IN WITNESS WHEREOF, the undersigned has hereto affixed h _____ hand and the seal of the above mentioned corporation this _____ day of _____ in the year _____.

(Corporate Seal) _____

STATE OF NEW YORK

ss.:

COUNTY OF _____

I, _____ being duly sworn say:

I reside at _____ and am the secretary of _____

The persons who have executed the foregoing consent to the sale/lease of real property owned by said corporation are the holders of all the outstanding shares of stock of said corporation. That such sale/lease has been duly authorized by the board of directors of the corporation.

This affidavit is made to induce _____ to accept a deed/lease of the above mentioned premises and any title insurance company to insure the title thereto.

Sworn to before me this _____ day of _____ in the year _____

Notary Public

Note: The mortgage should contain the following recital: "The execution of this mortgage has been duly authorized by the board of directors of the mortgagor." See Section 911 of the Business Corporation Law. Subdivision (e) of Section 715 of said law provides that the offices of president and secretary may not be held by the same person.

Title No. _____

Certificate of DirectorsÜ
Resolution to Mortgage
Corporate Property



Distributed by

SUTTON LAND SERVICES

148 DOUGHTY BOULEVARD
INWOOD, NEW YORK 11096

(718) 471-0900 • Fax (718) 471-4900