

**EXHIBIT A**

**RESOLUTIONS ADOPTED BY THE  
MEMBERS OF**

\_\_\_\_\_ **LLC**  
**TO MORTGAGE REAL PROPERTY**

**WHEREAS**, \_\_\_\_\_ (the "**Company**"), a New York limited liability company, owns real property located at \_\_\_\_\_, County of \_\_\_\_\_, State of New York, New York (the "**Property**");

**WHEREAS**, the Company deems that it is in the best interest of the Company to mortgage the Property to \_\_\_\_\_ (the "**Bank**");

**NOW THEREFORE, IT IS**

**RESOLVED**, upon unanimous written consent of members of the Company, the Company shall mortgage, pledge, and hypothecate the Property to the Bank pursuant to the terms of the Note, Mortgage and other ancillary loan documents dated \_\_\_\_\_ (the "**Mortgage Documents**") which will encumber the Property, until the underlying indebtedness has been repaid in whole or in part, or as may otherwise be agreed upon by the parties;

**RESOLVED**, that \_\_\_\_\_; the **managing member** of the Company shall execute the Mortgage Documents on behalf of the Company for the Bank;

**RESOLVED**, that \_\_\_\_\_; the **managing member** of the Company may execute the Mortgage Documents and any other ancillary documents to cause **A.R.S. ABSTRACT, LTD.** as agent for \_\_\_\_\_ **Title Company** to issue a title policy to the bank;

**RESOLVED**, that \_\_\_\_\_ is authorized to execute such documents and take such action as he/she shall deem proper or necessary to consummate the matters contemplated by the Mortgage Documents and the transactions authorized by the foregoing resolutions.

Neither the Articles of Organization, nor the Operating Agreement of the limited liability Company contain any special requirements as to the number of members necessary to pass such resolution.

This certificate is made and delivered in order to induce lender referred to in the foregoing resolution to enter into and accept the said Mortgage referred to therein and to induce **A.R.S. ABSTRACT, LTD.** as agent for \_\_\_\_\_ **Title Company**, to issue its policy of title insurance.

**IN WITNESS WHEREOF**, the undersigned have executed this instrument as of this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Name:  
Title: Member

\_\_\_\_\_  
Name:  
Title: Member

\_\_\_\_\_  
Name:  
Title: Member