



Doc#: 1216442060 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
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RESOLUTION/DELEGATION OF AUTHORITY

POWER OF ATTORNEY

DATED : April 13, 2012

Peter A. Spina, Trustee, Operating/Managing Member of Angel Associates LLC, the general partner of Angel Associates Limited Partnership, (hereinafter "Principal" or "undersigned"), of Carol Stream, Illinois, does hereby take the following action on behalf of Angel Associates Limited Liability Company, as of the date hereof: :

**RESOLVED**, that Peter A. Spina be and is hereby authorized to designate, constitute and appoint Peter M. Spina and/or William E. Boylan (hereinafter "Attorneys in Fact" or "agents"), of 381 E. Saint Charles Road, Carol Stream, Illinois as the true and lawful attorneys in fact for the undersigned, as Trustee, Operating/Managing Member of Angel Associates Limited Liability Company, the general partner of Angel Associates Limited Partnership, to take any and all action necessary to purchase and sell real estate of Angel Associates Limited Partnership, including but not limited to the sale of all properties acquired from BP Products North America Inc. The authority set forth in this Resolution shall extend not only to the foregoing properties specifically referenced, but to all properties presently held by Angel Associates Limited Partnership (as to sale) and to any and all properties under contract by Angel Associates Limited Partnership for Purchase, whether under contract as of the date of this Resolution or at any time in the future. This Resolution, and the authority delegated to Peter A. Spina to appoint the foregoing Attorneys in Fact, shall extend to a joint and/or several appointment of Peter M. Spina and/or William E. Boylan. It is intended that either of the foregoing Attorneys In Fact, and not both acting together, may take action as specified by Peter A. Spina.

BOX 333-CT

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In recognition of the enactment of the foregoing Resolution, Peter A. Spina does hereby appoint and designate either Peter M. Spina or William E. Boylan, as his duly authorized Attorneys In Fact, to act on behalf of the undersigned, as Trustee of the Peter A. Spina Living Trust, the Operating/Managing Member of Angel Associates Limited Liability Company, the general partner of Angel Associates Limited Partnership. Each of the foregoing Attorneys In Fact herein named shall have the powers granted herein individually and in fulfillment of the powers granted herein, the action of either of the two Attorneys In Fact appointed herein shall be the action of the undersigned. It is not the intention of the undersigned that the foregoing Attorneys in Fact act jointly, but that either of the foregoing may exercise the powers hereinafter set forth.

Each of said Attorneys in Fact shall have the power, for the undersigned and in the name place and stead of the undersigned to do any and all of the following:

1. To exercise, do or perform any act, right, power, duty or obligation whatsoever that the undersigned now have or may acquire, the legal right, power, or capacity to exercise, do or perform in connection with, arising out of, or relating to any person, item, thing, transaction, business property, real or personal, tangible or intangible, or matter whatsoever insofar as the undersigned holds said Power as owner in fee simple, or as Assignee of a valid Lease Assignment of the property hereinafter described.

2. To ask, demand, sue for, recover, collect, receive, negotiate, hold and possess all sums of money, debts, dues, bonds, notes, drafts, checks, deposits and all intangible and tangible property and property rights as are now or shall hereafter become due and owing, payable, owned or belonging to or by the undersigned in its capacity as Owner, or in which it has or may acquire an interest as a result of selling certain real property which is described as set forth on Exhibit A hereto attached.

3. To execute documents at closing, including closing statements, escrow agreements, ALTA forms, RESPA forms, real estate tax declarations, escrow agreements and any and all other documents as the agent of the undersigned and in its place and stead and to accept and receive any and all monies, notes, or any other commercial paper to which the undersigned may be entitled as owner of the property, as a result of selling the foregoing property, and to endorse and deposit the same for collection in any financial institution in the discretion of the foregoing attorney-in-fact.

4. If the purpose of this agency is to designate the Attorney in Fact herein to represent the undersigned at a closing or with respect to a closing of property which is to be sold by the undersigned, said Attorney in Fact shall have the authority to Execute Articles of Agreement for Deed, Warranty Deed, Alta Forms, Bill of Sale, Affidavit of Title and any other documentation necessary to accomplish the sale of such property, and to do all other acts which are necessary to accomplish the sale of such property.

5. The authority of the foregoing Attorneys in Fact shall extend to the

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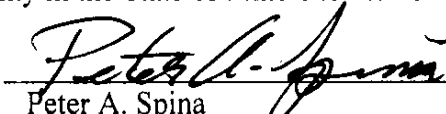
execution of any Amendments to the Purchase and Sale Agreement between BP Products North America Inc. and Angel Associates Limited Partnership (and which may also be between and among the foregoing parties and Parent Petroleum Inc. and Parent Petroleum Retail Inc.) as well as to any Environmental Assignments or Assumption Agreements, Lease Assumptions or Assignments, Mortgages, Promissory Notes, Affidavits and undertakings prepared which are incidental to the purchase of any properties in general, RESPA documents, ALTA statements, Closing Statements and any and all documents similar to the documents executed at the time Angel Associates Limited Partnership consummated the purchase of multiple properties with BP Products North America, Inc. in December, 2009.

The undersigned hereby gives and grants to each of its Attorneys In Fact full power and authority to do and perform all and every act and thing requisite or proper to be done in the exercise of any of his rights and powers herein granted as full to all intents and purposes as the undersigned might or could do if personally present, with full power of substitution or revocation and with full power to deal with the foregoing property as authorized above, without reservation, hereby ratifying and confirming all that the attorney in fact, or her substitute or substitutes, shall lawfully do or cause to be done by virtue of the authority granted herein.

This instrument is to be construed and interpreted as a general power of attorney. The enumeration of specific items, acts, powers or rights herein does not limit or restrict the power of the foregoing attorney in fact.

The rights, powers and authority of the Attorneys In Fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on v April 14, 2012 and shall terminate on March 31, 2014. The termination of this Power of Attorney shall not invalidate any document theretofore executed by the attorney in fact and any lender advancing funds to purchase the foregoing property, BP Products North America Inc., First American Title Insurance Company, Chicago Title Insurance Company, Professional National Title Insurance Network, or any title company whatsoever insuring title thereon, or any third party whomsoever may assume that this Power of Attorney is valid and in full force and effect unless personal delivery of a revocation or termination is delivered by the undersigned to said persons or entities.

The undersigned further acknowledges that this instrument may be duly recorded in any County in the State of Illinois to memorialize the authority granted herein.



Peter A. Spina  
Operating Manager of Angel Associates LLC  
General Partner of Angel Associates LP

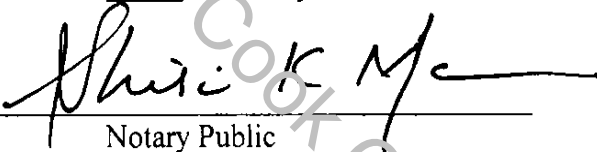
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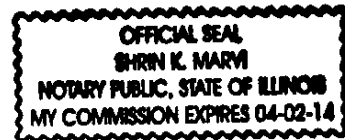
## ACKNOWLEDGMENT

STATE OF ILLINOIS     )  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for the County and County aforesaid, do hereby certify that Peter A. Spina, personally known to me to be the same person, the operating manager of Angel Associates LLC, general partner of Angel Associates LP, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as the free and voluntary act of the Principal, for the uses and purposes therein set forth.

Given under my hand and notarial seal on the 16<sup>th</sup> day of April, 2012

  
\_\_\_\_\_  
Notary Public



This Instrument was drafted by:

*email to:*  
William E. Boylan  
Atty at Law  
381 E. St. Charles Road  
Carol Stream Illinois 60188  
630-682-8880

County Clerk's Office