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**DEBARTOLO DEVELOPMENT ACQUIRES THE HAMPTON INN & SUITES
IN THE VILLAGES/LADY LAKE, FLORIDA**

Developer purchases third limited service hotel in last six months

TAMPA, FL (January 7, 2011) – DeBartolo Development, LLC announced today it recently acquired its third limited service hotel property in Florida over the past six months. DeBartolo Opportunity Fund I, LP, DeBartolo affiliated entities and its joint venture partner Liberty Group of Companies acquired the Hampton Inn & Suites for an approximate 57% discount to the original cost of construction in 2005.

The award-winning Hampton Inn & Suites is nestled in the heart of central Florida, overlooking scenic golf courses and a beautiful horse farm. Approximately 65 miles northwest of Orlando at 11727 NE 63rd Drive, the 82-room limited-service hotel is the only branded hotel in The Villages, an age-restricted active master-planned retirement community ranked the fastest growing micropolitan in the United States.

"The Hampton Inn & Suites benefits from an excellent location in the heart of one of Florida's largest retirement communities," said Edward Kobel, President and Chief Operating Officer of DeBartolo Development. "The hospitality sector continues to show signs of recovery, and consistent with our strategy, we were able to acquire another Class A property well below replacement cost."

The 3-story hotel features an equestrian-themed lobby and offers thoughtful extras such as fresh baked cookies in the evening and Southern hospitality.

The property will be managed by Liberty Hospitality Management, an award-winning hotel management company based in Tampa, Fla., and will immediately undergo minor renovations and upgrades. DeBartolo Development and Liberty Group of Companies also acquired the Holiday Inn Express in Venice, Fla., in July and the La Quinta Inn & Suites in Temple Terrace, Fla., in September.

About DeBartolo Development, LLC

For more than six decades, the DeBartolo name has been an icon in the real estate industry. Founded by legendary entrepreneur Edward J. DeBartolo Sr., DeBartolo pioneered the mall concept and built some of the most well-known shopping meccas in the nation. Led today by Edward J. DeBartolo Jr., former owner of the five-time Super Bowl Champion San Francisco 49ers and two-time Stanley Cup Champion Pittsburgh Penguins, and his brother, Edward Kobel, DeBartolo Development is one of the largest privately held real estate development companies in the country. With years of work in ground-up development, joint venture projects and asset management, DeBartolo Development has extensive experience in a wide range of capabilities. From basic retail centers to the most modern mixed-use environments, to reliable investment opportunities, DeBartolo Development continues the family tradition with a suite of solutions

created to meet the unique challenges of today's market. For more information about DeBartolo Development, please visit our Website at www.debartolodevelopment.com

About the Liberty Group of Companies

The Tampa-based Liberty Group of Companies, founded in 1980 by hotelier Raxit N. Shah and led by his son Punit R. Shah, has been actively pursuing hotel acquisitions throughout Florida and has invested in over \$200 Million in various real estate investments over its 35 year history.

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