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**DEBARTOLO ANNOUNCES THE SALE
OF THE BOARDMAN HOLIDAY INN**

Tampa, Fla. (July 18, 2005) – DeBartolo Holdings, LLC announces the sale of the 158-room Holiday Inn, Boardman, Ohio, hotel property effective today. The Holiday Inn Youngstown-South (Boardman) is an award winning hotel that has long been a cornerstone and jewel to the Edward J. DeBartolo family, based now in Tampa, Florida.

“We have enjoyed the success that the Boardman property has generated over the past two decades,” said Gerald DeNicholas, President and Chief Executive Officer, **DeBartolo Holdings, LLC**. “We are confident that the buyers will support the growth of this property through established and dedicated regional marketing programs consistent with those that DeBartolo has successfully employed through the years.”

DeNicholas continues, “It has been a wonderful, long-standing relationship between the Edward J. DeBartolo family, the greater Youngstown area and the outstanding personal relationships that have been fostered through the years at The Boardman Holiday Inn. We will continue our presence in Youngstown by maintaining a regional office to support development of property we own throughout the area.”

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DeBartolo continues to pursue its diversification strategy through investment in privately negotiated transactions in which it has a controlling or influential equity position in established companies thereby creating a more balanced investment portfolio consisting of real estate development and alternative investments. The DeBartolo family has always placed the highest value on building relationships throughout the successful 60-year history of the corporation. Malls, town centers, shopping centers and other previous real estate development projects, such as the Holiday Inn Boardman are by-products of those relationships. For more information, visit the DeBartolo Holdings corporate website at www.debartoloholdings.com.

For more information on the Holiday Inn Youngstown-South (Boardman) please visit the hotels website at www.hiboardman.com or call 330.726.1611. Additional information about the transaction will be issued by the hotel's new managing partners, Janus Hotels and Resorts, Inc. on the afternoon of Wednesday, July 20th.

(Note: Attached photo: Holiday Inn, Youngstown - South, Boardman, Ohio).

