



5600 Blazer Parkway
Suite 100
Dublin, OH 43017
www.dukerealty.com

February 24, 2011

Mr. Todd Davis
CEO
Hemisphere Development, LLC
3 Hemisphere Way
Bedford, Ohio 44146

Re: Duke 3rd Party Award

Dear Todd:

Every year at Duke's Annual Sales Conference, awards are presented to project teams and individuals for exemplary work. Among the awards are: Sales Person of the Year, Masters Club, Deal Maker of the Year, Office Team of the Year and Industrial Team of the Year.

I am proud to report that at this year's conference our Penn Gaming Project was recognized as winner of the Third Party Construction Deal of the Year.

As this is only one of two annual awards given to projects, it is highly coveted. The criteria for this award include categories such as: profitability, creative strategy, excellence in project management, safety, teamwork and client relations.

Thank you so much to the entire Hemisphere team for your hard work and tremendous contributions on this project.

Sincerely,
Duke Realty

A handwritten signature in blue ink, appearing to read "W. J. DeBoer".

William J. DeBoer
SVP, Redevelopment & Construction