

Exhibit 1.

Memorandum of Understanding Regarding the Formation and  
Implementation of Sister City Relations between the City of  
Alameda, California, United States of America and the Village of Wadi Foquin, the  
Palestinian Territories

Through a series of ongoing visits, communication and consultation, representatives from the Village of Wadi Foquin, the Palestinian Territories and the Alameda City Council have reached consensus on the establishment of Sister City relations, and hereby sign the following Memorandum of Understanding:

1. Based on the principle of equality and mutual benefit, common development and enhancement of mutual understanding and friendship, both parties will further promote mutual friendly visits between their people, actively carry out in-depth and extensive friendship activities and work towards the goal of establishing formal Sister City relations.
2. Both parties agree to encourage the government, non-governmental organizations and enterprises, and the citizens of their respective village or city to conduct friendly exchanges, especially various exchanges and cooperation in respect to culture, education, and the development of people-to-people relationships.
3. It is agreed the City Council of Alameda and its designee, the Alameda Sister City Association, and the Mayor of Wadi Foquin, representing the Village of Wadi Foquin, the Palestinian Territories, are responsible for formulating and implementing the friendly exchange and cooperation programs between the two jurisdictions.

Validity of Agreement - This agreement shall be deemed valid for five years from the date of signature below, and shall be extended unless a party has provided a written notice of termination to the other party.

Trish Spencer, Mayor  
City of Alameda  
United States of America  
Date:

Ahmad Sokar, Mayor  
Village of Wadi Foquin  
Palestinian Territories  
Date: