

Amendment No. One to Consulting Agreement to Acknowledge Intended Beneficiaries

On or about December 19, 2006, the City of Richmond entered into a Design-Build Agreement with Richmond Civic Center Partners, LLC ("RCCP") for Phase 1.A of the City's Civic Center Project (the "Project").

On or about January 17, 2007, RCCP and MACK5 entered into a written agreement for performance of estimating and other preconstruction services in connection with the Project (the "Consulting Agreement"). RCCP and Mack5 make this Amendment No. One to the Consulting Agreement for the purpose of clarifying the intended beneficiary of Mack5's services and obligations performed under the Consulting Agreement.

In consideration of the payment of One Dollar (\$1.00), and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, RCCP and MACK5 acknowledge and agree as follows:

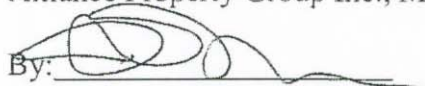
1. The City of Richmond and Richmond Community Redevelopment Agency are, and at all times have been, the intended beneficiaries of the Consulting Agreement.
2. MACK5 shall have its general liability and automobile liability policies endorsed to name the City of Richmond, the Richmond Community Redevelopment Agency, and their elected and appointed council members, officials, employees and agents as additional insureds. MACK5 shall, within five (5) days of the date it signs this Amendment, deliver a Certificate of Insurance and required Endorsements to: the City of Richmond – Risk Management Division, 1401 Marina Way South, Richmond, CA 94804. The Certificate of Insurance shall be issued specifically for the following job, and this description must appear on the face of the certificate and all required Endorsements: Project Number: NUMBER; Project Name: NAME. Additional Insured Endorsement ISO Form CG2010 11 85 or equivalent form shall be attached to the certificate of insurance evidencing all coverage.

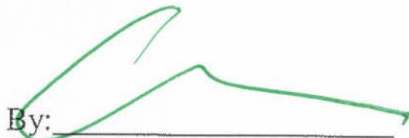
In all other respects, except where inconsistent with this Amendment No. One, in which case this Amendment No. One shall control, the Consulting Agreement shall remain unchanged and in full force and effect. Terms used in this Amendment No. One that are defined in the Agreement shall have the same meaning as used therein.

RICHMOND CIVIC CENTER PARTNERS, LLC

MACK 5

By: Alliance Property Group Inc., Member

By:   
Name: Danielle Curls Bennett  
Title: President

By:   
Name: Mark J. Kelley  
Title: Principal