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FIRST AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ______day of ______, 2025, by and between the City of Merced, a California Charter Municipal Corporation ("City"), and Dudek, a California Corporation, whose address of record is 605 Third Street, Encinitas, California 92024, ("Consultant").

WHEREAS, City is undertaking a project to annex, on behalf of a developer, approximately 70 acres of land generally located at the northeast corner of Yosemite Avenue and Gardner Avenue; and

WHEREAS, City and Consultant have previously entered into an Agreement for Professional Services ("Agreement") dated October 2, 2023; and,

WHEREAS, City and Consultant desire to amend said Agreement to provide for additional services in connection with said project.

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants hereinafter recited, agree as follows:

1. Section 23, "ADDITIONAL WORK," is hereby added to the Agreement to read as follows:

Consultant shall perform the additional work outlined in the Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project EIR Contract Modification Request, attached hereto as Exhibit "A".

2. Section 24, "ADDITIONAL COMPENSATION," is hereby added to the Agreement to read as follows:

City shall pay to Consultant the not to exceed additional sum of Fifty Eight Thousand Two Hundred Ninety Dollars (\$58,290) for the additional services described in Exhibit "A".

3. Section 25 "Additional Time of Performance," is hereby added to the Agreement to read as follows:

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All of the work outlined in the Scope of Services and Additional Work shall be completed in accordance with the Schedule outlined in the table shown at Exhibit "B" attached hereto and incorporated herein by reference. By mutual agreement and written addendum to the Agreement, the City and the Consultant may change the requirements in said schedule.

4. Except as herein amended, the Agreement dated October 2, 2023, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this First Amendment to Agreement to be executed on the date first above written.

CITY OF MERCED A California Charter Municipal Corporation

BY:

D. Scott McBride, City Manager

ATTEST: D. SCOTT MCBRIDE, CITY CLERK

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BY:_____ Assistant/Deputy City Clerk

APPROVED AS TO FORM: CRAIG J. CORNWELL, CITY ATTORNEY

BY: <u>City Attorney</u> Date Date

ACCOUNT DATA: M. VENUS RODRIGUEZ, FINANCE OFFICER

BY:_____ Verified by Finance Officer

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CONSULTANT DUDEK A California Corporation

Signed by:

BY: Joseph Monaco

Signature

Joseph Monaco

BY: Huller Guimaraes

Signature

Helder Guimaraes

Print Name

CFO

Title

Taxpayer I.D. No. 95-3873865

ADDRESS: 605 Third Street Encinitas, CA 92024

TELEPHONE: (760) 942-5147 FAX: ______ E-MAIL: kwaugh@dudek.com



Francisco Mendoza-Gonzalez City of Merced 678 W. 18th Street Merced, California 95340

Submitted via email: MendozaF@cityofmerced.org

Subject: Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project EIR Contract Modification Request

Dear Francisco Mendoza-Gonzalez,

This letter presents Dudek's contract modification request for the Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project (project) CEQA compliance process. This amendment is necessary to allow our completion of several necessary tasks that are beyond our authorized scope of work and budget, as described below.

Proposed Additional Scope of Work

Notice of Preparation

Completion of the Notice of Preparation (NOP) required multiple iterations of the draft document beyond what our scope of work had assumed. These included revisions to the text and figures to capture modifications to the project, such as reflecting updated site plans and the change in land use and zoning designations for the property at corner of hatch and Yosemite, as well as responding to more rounds of city staff review than we had budgeted for.

Transportation Impact Analysis

In preparing the Transportation Impact Analysis, Dudek and our subconsultant DKS relied on the project description as reviewed and commented on by City staff and the project applicant (originally submitted on 10/27/23, revised and resubmitted on 01/10/24 with figures submitted on 01/25/24, updated site plan received on 2/8/24, comments from the applicant received on 03/21/24). The proposal to include up to four drive-through restaurants was not identified in the project description. This should have been mentioned in the brief summary of the commercial portion of the project immediately before Table 2-1 and details regarding the drive through lanes and traffic flow should have been included in the section labeled <u>Vehicle Access</u>, <u>Circulation</u>, and <u>Parking</u>. Instead, the commercial area was described only as 'retail and general commercial,' and although restaurants were mentioned in two of the project objectives (which are the same objectives as were used for the prior version of this project), no mention was made of these having drive-through service, which was not included in the prior version of this project. Further, the project objectives retain the concept of developing a 'village-style retail, restaurant, and mixed-use' development, and drive-throughs are not commonly included in a 'village-style' development.

EXHIBIT A

February 5, 2025

Because information regarding drive-through restaurants was omitted in the city and applicant comments on the project description, the Transportation Impact Analysis assumed none would be included. It was only upon receipt of the conceptual building elevations for the proposed project that the inclusion of drive-through restaurants was made clear.

Addressing the potential transportation related impacts of drive-through restaurants requires substantial revisions to the work that has already been completed for this analysis because the trip generation and vehicle miles traveled (VMT) effects of drive through restaurants is much different than it is for general commercial land uses. DKS's proposed scope is provided in Attachment A.

Additional EIR Sections

Addressing comments received from the California Department of Fish and Wildlife (CDFW) and California Department of Toxic Substances Control (DTSC) in response to the NOP require that we add two sections to the EIR that were not included in our approved scope of work.

Biological Resources

CDFW commented on the 2020 NOP, and their comments were taken into consideration in preparation of the biological resources section in the 2021 EIR. CDFW did not comment on the 2021 EIR, indicating that they concurred with the analysis and mitigation measures presented in that EIR. Thus, we had assumed that the Partially Recirculated Draft EIR would not need to include a biological resources section. However, CDFW's NOP comment letter identified that the mitigation measures included in the 2021 EIR are insufficient to ensure that all impacts would be reduced to less than significant levels. CDFW recommends that the Partially Recirculated Draft EIR include new and modified mitigation measures, and thus it will be necessary to include a biological resources section in the current EIR.

Dudek will revise the biological resources EIR chapter to address CDFW comments related to the following biological resources:

- Swainson's hawk (Buteo swansoni)
- Crotch's bumble bee (Bombus crotchii)
- California tiger salamander (Ambystoma californiense)
- Burrowing owl (Athene cunicularia)
- Migratory and non-migratory nesting birds

In addition, Dudek will conduct an updated query of the California Department of Fish and Wildlife California Natural Diversity Database, United States Fish and Wildlife Service IPaC Trust Resources database, and the California Native Plant Society Inventory of Rare and Endangered Plants to identify any new occurrences of listed or special-status species plants or wildlife found within the site region.

Dudek conducted field surveys of the project site in December 2016 and October 2024. Therefore, no additional biological field surveys are necessary nor included in this scope of work. No edits to biological field maps or biological technical studies are anticipated to be necessary.

Hazards and Hazardous Materials

DTSC did not comment on the 2020 NOP or the 2021 EIR, and thus we had assumed that the Partially Recirculated Draft EIR would not need to include a hazards and hazardous materials section. However, DTSCS's 2024 NOP comment letter identified several concerns regarding the potential presence of hazardous materials associated with the prior uses of the project site.

Dudek reviewed the Phase I Environmental Site Assessment (ESA) prepared by Nelson Enviro, LLC in 2016 for the site at 1897 E. Yosemite Ave. in Merced, California. The Phase I ESA noted the following land uses:

- Agricultural land
 - □ Orchards from 1937 until the 1950s
 - □ Irrigated field crops from 1958 until 2016
- Barn/shop/outbuildings
- Residence
- Septic tank and water well
- Commercial business
 - □ Heavy equipment storage for a commercial hauler (Reinero's Heavy Haul) from at least 1992 until 2016.
 - o Appears to be more than 14 pieces of heavy equipment, based on the photographs.
 - o De minimis staining was noted in the heavy equipment storage area (unpaved).
 - □ Aboveground storage tanks (AST; portable tanks empty but used off-site on heavy equipment jobs and two 550-gallon ASTs [one empty and one storing gasoline] that may have been used for the hauling business or the agricultural use).
 - o The 550-gallon gasoline AST was located in an unpaved area.
- Chemical and petroleum storage
 - □ Two 550-gallon ASTs (one empty and one with gasoline)
 - □ Several 55-gallon drums of motor oil
 - □ Nine 55-gallon drums of waste oil
 - □ Three 120-pound drums of grease
 - □ Two 5-gallon buckets of oil
 - □ Seven used batteries stored on the ground

While the Phase I ESA did not identify any recognized environmental conditions in association with the site, Dudek considers the following site uses and conditions as evidence of a likely release or threat of release:

- The rusty 550-gallon AST located in an unpaved area.
- The maintenance of a large fleet of heavy equipment, with many drums of waste oil that are likely stored longer than hazardous waste regulations allow (no off-site disposal records were noted in the Phase I ESA).
- A long history of agriculture and likely pesticide use.

DTSC's NOP comment recommends addressing the following considerations:

- Sampling soil in agricultural fields and potential pesticide mixing or storage areas for pesticides and arsenic. If smudge pots were used, adding soil samples for polycyclic aromatic hydrocarbons and total petroleum hydrocarbons in those areas.
- Surveying structures to be demolished for asbestos, lead-based paint, and other hazardous building materials.
- Sampling the soil around the buildings for potential lead and pesticides in accordance with DTSC guidelines.
- Sampling/evaluating soil to be imported to the site in accordance with DTSC guidelines.

Dudek has received the soil and soil gas sampling and analysis report prepared by Quality Control Southwest. We understand that soil sampling was conducted based on our prior recommendations and map of recommended sampling locations. Dudek assumes that the Quality Control Southwest report will provide the following information:

- Soil boring logs
- PID readings from soil boring headspace samples
- Sample matrix table with Sample IDs, sample depths, and method for boring advancement/sample collection (e.g., direct push, dedicated hand trowel, or hand auger)
- Figure showing sample locations and Sample IDs
- Site photographs of sample locations
- Soil vapor sampling laboratory report
- Soil sampling laboratory report

Dudek will evaluate the results of the soil and soil vapor sampling and compare detections to conservative government screening levels (DTSC HERO Note 3, USEPA RSLs, and RWQCB ESLs for residential uses). Dudek will tabulate the data and summarize the sampling results and the findings of the investigation in a Site Investigation Report that addresses the comments from DTSC. The Site Investigation Report will inform the EIR section on hazards and hazardous materials and will be included in the EIR technical appendices.

Draft EIR

Dudek requests additional budget to accommodate edits and coordination associated with the two additional EIR sections.

Final EIR

Dudek requests additional budget to address potential comments on the new EIR sections. It is likely that CDFW and DTSC will comment on those sections.

Project Management

Dudek is also requesting an augment to our Project Management budget to accommodate additional time spent on this project due to our out-of-scope efforts in coordinating with City staff and the project applicant to obtain required project data and information, the additional effort associated with the expanded scope of EIR, and the extended timeline for the EIR resulting from these tasks.

Proposed Additional Budget

Dudek's requested additional budget is presented in the following table.

Task	Budget
Task 4 Revised NOP	\$940
Task 5 Technical Studies	
Task 5.3 Transportation Impact Analysis	\$28,530
Task 5.4 Hazardous Materials Assessment	\$8,955
Task 6 Administrative Draft EIR	
Biological Resources	\$5,415
Hazards and Hazardous Materials	\$4,260
Task 7 Recirculated Draft EIR	\$2,225
Task 8 Final EIR	\$2,705
Task 11B Project Management Part B	\$5,260
Total Cost	\$58,290

Sincerely,

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Katherine Waugh Senior Project Manager

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ATTACHMENT A



428 J STREET, SUITE 340 · SACRAMENTO, CA 95814 · 916.368.2000 · DKSASSOCIATES.COM

MERCED YOSEMITE-GARDNER ANNEXATION-SCOPE AMENDMENT 1

DATE:	January	16,	2025
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- TO: Katherine Waugh | Dudek
- FROM: Dave Tokarski | DKS Associates

SUBJECT: Merced Yosemite-Gardner Annexation - Scope Amendment 1

SCOPE

This memorandum summarizes DKS' proposed scope amendment for re-analyzing the proposed Yosemite-Gardner Annexation mixed use development in Merced County directly adjacent to the City of Merced. This amendment covers the rework required to address the addition of fast-food drive-through locations as part of the project definition which was previously being treated as general commercial. This will require rework of Tasks 2 through 5 of the original scope to update the traffic analysis to be in alignment with the project definition. This amendment also proposes a slight modification to the approach previously proposed for analysis and documentation. This is further detailed below.

TASK 6: UPDATE TRAFFIC ANALYSIS

The clarification made to the project definition will result in a different travel pattern relative to the originally defined project. Compared to general commercial, fast-food typically has a higher driveway trip generation, but is characterized by a higher pass-by trip percentage (i.e., trips that already would have been driving past the site but choose to stop there). This results in more turning movements and traffic immediately adjacent to the project, but less overall traffic on the primary access roadway and vehicle miles traveled (VMT). To properly account for these project site traffic effects, additional analysis is required for both CEQA and Local Transportation Analysis (LTA) purposes.

Previously, the work was completed for both the LTA and the CEQA document using the MCAG Travel Demand Model (TDM). Based on computational experience applying the MCAG TDM for land use types associated with this project, the model generally underestimates trip generation when compared to published ITE trip generation rates. Given this and the clarification of the project definition, it is not recommended to directly apply the MCAG TDM for the LTA. Instead, it is recommended that a manual ITE-based trip generation volume set be layered onto the existing counts for the Existing Plus Project scenario. The layering will be informed by the model's project trip

distribution (via select zone analysis). Similarly, the project-specific volume set will be layered on the post processed cumulative model for the Cumulative Plus Project scenario.

Conversely, the CEQA analysis will continue to utilize the TDM as before – specifically - to compare the project VMT as a percentage of existing conditions rather than metrics based on the total number of trips generated. Given that the underestimation of the TDM cancels itself out (i.e., the same underestimation applies to all similar land uses), the percentage comparison remains valid.

With the LTA methodological change, it is recommended that the respective analyses be documented separately to avoid confusion. This will allow for the LTA to be reviewed as a standalone document for local approval and the VMT memo to be incorporated into the environmental clearance document. It also keeps non-CEQA related metrics such as Level of Service out of the environmental document.

DELIVERABLES:

DKS

- Draft and Final Local Transportation Analysis (LTA) report with one round of comments from the developer and one consolidated round of comments from the City.
- Draft and Final VMT Analysis memo with one round of comments from the developer and one consolidated round of comments from the City.

Yosemite/Hatch Annexation and Reserve Mixed Use Project CEQA Services Schedule	Serve Mixed	Use Project CEQA	Services Schedule	
Task Name	Estimated Weeks Elapsed	Start Date	End Date	Notes
Task 1 Project Initiation				
Initiation Meeting	1 week	Oct 2, 2023	Oct 9, 2023	
Task 2 City Data Update, Project Description, and	Request for Information	nation		
City data update	2 weeks	Jan 8, 2024	Jan 24, 2024	
Draft project description	0.5 weeks	Oct 16, 2023	Oct 27, 2023	
City/applicant review and response	2 weeks	Oct 28, 2023	Nov 13, 2023	
Revised project description and data request	1.5 weeks	Dec 27, 2023	Jan 9, 2024	
City/applicant review and respond to data request	2 weeks	Jan 10, 2024	Jan 24, 2024	
2 nd Revised project description	1 week	Jan 25, 2024	Jan 31, 2024	
City/applicant review and respond to data request			March 29, 2024	
Task 3 Technical Study Updates				
Biological resources				Completed 4/8/24
Archaeological resources				Completed 4/19/24
Built environment resources				Completed 1/23/24
Task 4 Revised NOP				
Draft revised NOP		Nov 14, 2023	Dec 7, 2023	
City review				
2^{nd} draft revised NOP and draft public notices			April 19, 2024	
City review		April 20, 2024	May 15, 2024	

Vosemite/Hatch Annexation and Reserve Mixed Use Project CEOA Services Schedule

CEOA COMPLIANCE SCHEDULE FOR YOSEMITE/GARDNER/HATCH ANNEXATION AND MIXED USE DEVELOPMENT UPDATED: JUNE 2025

15576 1

Yosemite/Hatch Annexation and Reserve Mixed Use Project CEQA Services Schedule	eserve Mixed	Use Project CEQA	Services Schedule	
Task Name	Estimated Weeks Elapsed	Start Date	End Date	Notes
3rd draft revised NOP		May 16, 2024	June 4, 2024	
City review		June 5, 2024	June 6, 2024	
Final NOP		June 6, 2024	June 7, 2024	
NOP public review	4.5 weeks	June 14, 224	July 17, 2024	
Task 5 Technical Studies				
5.1 Air Quality/GHG/Energy	4.5 weeks	June 18, 2025	July 11, 2025	
5.2 Noise Assessment	4.5 weeks	June 18, 2025	July 11, 2025	
5.3 Transportation Impact Analysis	6 weeks	Feb 11, 2025	June 27, 2025	
Task 6 Administrative Recirculated Draft EIR				
ARDEIR	Ongoing	ongoing	July 18, 2025	
City review	3 weeks	July 21, 2025	August 8, 2025	
Task 7 Recirculated Draft EIR				
2 nd ARDEIR	2.5 weeks	August 11, 2025	August 27, 2025	
City review	1.5 weeks	August 28, 2025	September 8, 2025	
Screencheck ARDEIR	1.5 weeks	September 9, 2025	September 17, 2025	
City review	1 week	September 18, 2025	September 24, 2025	
Recirculated Draft EIR	1.5 weeks	September 25, 2025	October 3, 2025	
Recirculated Draft EIR public review	7 weeks	October 6, 2025	November 20, 2025	Assume DEIR review period begins October 7
Task 8 Response to Comments				
Draft responses to comments	3 weeks	November 21, 2025	December 12, 2025	
City review	2.5 weeks	December 15, 2025	January 8, 2025	

Yosemite/Hatch Annexation and Reserve Mixed IIse Project CEOA Services Schedule

15576 2

Yosemite/Hatch Annexation and Reserve Mixed Use Project CEQA Services Schedule	eserve Mixed	Use Project CEQA	Services Schedule	
Task Name	Estimated Weeks Elapsed	Start Date	End Date	Notes
Task 9 Final EIR and MMRP				
Screencheck Final EIR and MMRP	2 weeks	January 9, 2026	January 22, 2026	
City review	1.5 weeks	January 23, 2026	February 4, 2026	
Final EIR and MMRP	1.5 weeks	February 5, 2026	February 17, 2026	

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