

LE PETIT ELEPHANT LOAN DEAL POINTS1. Parties to Loan Agreement (Legal Counsel):

City: City of Napa ("City")
 Legal Counsel - City Attorney/ BBK

LPDC: Le Petit Elephant ("LPE")
 Legal Counsel - _____ [TBD]

2. Site Description

Street 15 Chapel Hill Drive, Napa CA
 [APN: 006-162-001]

3. Proposed Uses of Site/Improvements:

The City of Napa has approved a use permit for a day care center for up to 250 children. LPE will be renovating an existing church facility into multiple classrooms.

4. Required Approvals/Status:

City: City Council approval of Loan Agreement/ AB 562 [TBD]
 Building Permit (in process)
 Use Covenant for Childcare
 Impact Fees

LPE: Construction Contract
 SBA Loan Close

5. Commitments of Parties/ Responsibilities:

City: - Loan \$175,000
 - Terms: No interest for 3 years
 3-year Balloon payment from Certificate of Occupancy or TCO
 Subordinated to all other loans on property.
 - AB 562 Report [TBD- incentive?]

LPE - Satisfaction of Items in No. 4

6. Other Sources of Funding

- ARPA County Loan	[Approved and funded]
- SBA Loan	[In process]
- Other	[TBD]

7. Other Issues:

- Prevailing Wage

[Required by other loans]

8. Timing for Approval of Approvals and Agreement

- City Council authorization for loan execution June 17, 2025

9. Contingencies to Closing

Satisfaction of Items in No. 4