



LARGE BANK

Comptroller of the Currency
Administrator of National Banks

Washington, DC 20219

PUBLIC DISCLOSURE

October 1, 2007

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

First Citizens National Bank
Charter Number: 4677

2601 Fourth Street, S.W.
Mason City, IA 50401

Office of the Comptroller of the Currency

Minneapolis South
920 South 2nd Avenue, Suite 800
Minneapolis, MN 55402

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, and should not be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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Overall CRA Rating

Institution's CRA Rating: This institution is rated **Satisfactory**.

The following table indicates the performance level of **First Citizens National Bank (FCNB)** with respect to the Lending, Investment, and Service Tests:

Performance Levels	First Citizens National Bank Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding	X		
High Satisfactory			X
Low Satisfactory		X	
Needs to Improve			
Substantial Noncompliance			

* The lending test is weighted more heavily than the investment and service tests when arriving at an overall rating.

The major factors that support this rating include:

- A substantial majority of the bank's loans are originated within the bank's assessment area.
- The bank has an excellent distribution of loans among borrowers of different income levels and to small businesses. Borrower distribution of loans to small farms is adequate.
- There is an adequate level of community development investments, given limited opportunities for qualified investments in the bank's assessment area.
- FCNB's service delivery systems are accessible to individuals of different income levels in the assessment area.
- FCNB has a good level of community development services.

Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation, including the CRA tables. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate: Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if the same company directly or indirectly controls both companies. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Aggregate Lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Census Tract (CT): A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community Development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies.

Effective September 1, 2005, the Board of Governors of the Federal Reserve System, Office of the Comptroller of the Currency, and the Federal Deposit Insurance Corporation have adopted the following additional language as part of the revitalize or stabilize definition of community development. Activities that revitalize or stabilize-

- (i) Low-or moderate-income geographies;
- (ii) Designated disaster areas; or
- (iii) Distressed or underserved nonmetropolitan middle-income geographies designated by the Board, Federal Deposit Insurance Corporation, and Office of the Comptroller of the Currency, based on-
 - a. Rates of poverty, unemployment, and population loss; or
 - b. Population size, density, and dispersion. Activities that revitalize and stabilize geographies designated based on population size, density, and dispersion if they help to meet essential community needs, including needs of low- and moderate-income individuals.

Community Reinvestment Act (CRA): the statute that requires the OCC to evaluate a bank's record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Consumer Loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a male householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

Full Review: Performance under the Lending, Investment, and Service Tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (e.g., approved, denied, and withdrawn). Beginning in 2004, the reports also include additional data on loan pricing, the lien status of the collateral, any requests for preapproval and loans for manufactured housing.

Home Mortgage Loans: Such loans include home purchase, home improvement and refinancings, as defined in the HMDA regulation. These include loans for multifamily (five or more families) dwellings, manufactured housing and one-to-four family dwellings other than manufactured housing.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited Review: Performance under the Lending, Investment, and Service Tests is analyzed using only quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-Income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

Market Share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the MA/assessment area.

Median Family Income (MFI): The median income determined by the U.S. Census Bureau every ten years and used to determine the income level category of geographies. Also, the median income determined by the Department of Housing and Urban Development annually that is used to determine the income level category of individuals. For any given area, the median is the point at which half of the families have income above it and half below it.

Metropolitan Area (MA): Any metropolitan statistical area or metropolitan division, as defined by the Office of Management and Budget and any other area designated as such by the appropriate federal financial supervisory agency.

Metropolitan Division: As defined by Office of Management and Budget, a county or group of counties within a Metropolitan Statistical Area that contains a population of at least 2.5 million. A Metropolitan Division consists of one or more counties that represent an employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

Metropolitan Statistical Area: An area, defined by the Office of Management and Budget, as having at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

Middle-Income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography

Moderate-Income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Other Products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

Owner-Occupied Units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified Investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated Area: A rated area is a state or multi-state metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multi-state metropolitan area, the institution will receive a rating for the multi-state metropolitan area.

Small Loan(s) to Business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) and the Thrift Financial Reporting (TFR) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans.

Small Loan(s) to Farm(s): A loan included in 'loans to small farms' as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

Tier One Capital: The total of common shareholders' equity, perpetual preferred shareholders' equity with non-cumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Upper-Income: Individual income that is at least 120 percent of the area median income, or a median family income that is at least 120 percent, in the case of a geography.

Description of Institution

First Citizens National Bank (FCNB) is an intrastate bank headquartered in Mason City, Iowa. The bank operates ten offices throughout north central Iowa. All are full-service, except for one that is a drive-up facility only. The bank also operates ten ATMs in the communities of Charles City, Clarion, Mason City, and Osage. Only six of the ATMs accept deposits. FCNB also has one operating subsidiary, First Citizens Trust Company, which conducts fiduciary activities. The activity of this subsidiary does not impact the bank's capacity for community reinvestment. FCNB had no merger or acquisition activities during the evaluation period.

FCNB is a subsidiary of First Citizens Financial Corporation, a two-bank holding company located in Mason City. The holding company's assets totaled \$989 million on September 30, 2007. The bank's affiliate, Kanabec State Bank, is a \$120 million bank located in Mora, MN. FCNB also funds charitable contributions through First Citizens National Bank Charitable Foundation, an affiliate of First Citizens Financial Corporation. Charitable contributions made through this affiliate are included in this evaluation under the Investment Test.

As of September 30, 2007, FCNB has total assets of \$870 million and Tier 1 Capital totaling \$89 million. The bank is active in farm, business, and real estate lending. As of September 30, 2007, the bank's \$503 million loan portfolio consisted of 46% commercial loans, 30% agricultural loans, 15% residential real estate loans, and 9% in other loans. Net loans represented 58% of the bank's total assets.

There are no legal, financial, or other factors impeding FCNB's ability to help meet local credit and community development needs. FCNB's performance was rated "Outstanding" at its last CRA examination on September 27, 2004.

The assessment area meets the requirements of the regulation and does not arbitrarily exclude any low- or moderate-income (LMI) areas. For additional information on FCNB's assessment area (AA), see Market Profile – Demographic Information Tables in Appendix B.

Scope of the Evaluation

Evaluation Period/Products Evaluated

For the Lending Test, we evaluated the bank's small farm, small business, home mortgage, and community development loans. We evaluated FCNB's small farm, small business, and home mortgage data for the period beginning January 1, 2004 through December 31, 2006. We did not evaluate year-to-date 2007 data for those loan types because banks report such data in whole years. For this examination, the evaluation period for community development loans was July 1, 2004 through September 30, 2007. Market comparisons for small business and small farm lending are based on 2006 peer data. Peer data for the bank's home mortgage lending is not available since the bank is not subject to HMDA reporting.

As we evaluated FCNB's Lending Test performance, we gave the greatest weight to the bank's small farm lending performance, since this represented 50% by number of the loans we considered in this evaluation. FCNB's small loans to businesses represented 35% of the loans. Within the home mortgage loan category, we gave the greatest weight to home refinance loans (7%), followed by home purchase (6%) and then home improvement (2%).

For the Investment Test, we evaluated both the bank's equity investments and donations. For the Service Test, we evaluated retail services and community development services. The evaluation period for these activities was July 1, 2004 through September 30, 2007.

We reviewed all community development loans, investments, and services provided by FCNB management to ensure they met the regulatory definition of community development. Those that did not meet the definition were excluded from this evaluation.

Data Integrity

FCNB publicly reports data on the small business and small farm loans it originates. We tested a sample of this data from our evaluation period and determined it was sufficiently accurate for use in this CRA evaluation.

Although FCNB does not publicly report data on the residential real estate loans it originates, it does gather some data on those loans. We tested the accuracy of the residential real estate loan data and gathered borrower income information for the loans we reviewed. There were minor errors in the data that management subsequently corrected. Conclusions in this evaluation are based on the corrected information.

Selection of Areas for Full-Scope Review

We conducted a full-scope review for the bank's one assessment area. Refer to Appendix A for information on FCNB's Mason City AA.

Ratings

The bank's overall rating is based on a full scope review of the Mason City AA.

Other

We conducted one community contact during the examination. The community contact was with an organization that deals with local businesses. The contact indicated that there have been more large businesses entering the area than in the past. There is significant competition among local financial institutions. The contact felt that local banks were active in the community and are meeting community needs. The contact indicated that one of the biggest challenges facing the community was the need for better transportation around the area. The City of Mason City is also evaluating affordable housing needs.

Fair Lending or Other Illegal Credit Practices Review

We found no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs.

Conclusions with Respect to Performance Tests

LENDING TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Lending Test is rated Outstanding. This is based on a full-scope review of the bank's performance in the Mason City AA.

Lending Activity

Refer to Tables 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's lending activity.

FCNB's lending activity within the AA is excellent. The bank's deposit market share within the AA is strong at 17.94%. According to the Federal Deposit Insurance Corporation, FCNB ranks first in deposit market share of the 43 financial institutions with a presence in the AA as of June 30, 2007. According to 2006 Peer Data, FCNB ranks first among 26 lenders in the AA for lending to small businesses, with 20.69% market share by number of loans. FCNB also ranks first among 15 lenders in the AA for lending to small farms, with 64.84% of the market share. Market share information on FCNB's home mortgage lending is not available since the bank is not required to report mortgage information under the Home Mortgage Disclosure Act (HMDA).

Distribution of Loans by Income Level of the Geography

Refer to Tables 2, 3, 4, 5, 6 and 7 in appendix C for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases, small loans to businesses, and small loans to farms.

Geographic distribution of the bank's loans within the Mason City AA is not meaningful since the AA does not include any LMI census tracts (CTs).

Inside/Outside Ratio

FCNB's level of loan originations and purchases within the AA is excellent. During our evaluation period, FCNB originated 93% of all small farm, small business, and home mortgage (purchase, refinance, and home improvement) loans within the AA.

Distribution of Loans by Income Level of the Borrower

Home Mortgage Loans

Refer to Tables 8, 9, and 10 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's home mortgage loan originations and purchases.

The overall borrower distribution of FCNB's home mortgage loans reflects excellent penetration among individuals of different income levels.

Home Purchase Loans

Based on a sample of 26 loans originated between January 1, 2004 and December 31, 2006, FCNB's distribution of home purchase loans to borrowers of different income levels is excellent. FCNB's percentage of loans made to low-income borrowers significantly exceeds the percentage of families in the assessment area shown as low-income. The percentage of loans to moderate-income borrowers meets the area demographics.

Home Improvement Loans

Based on a sample of 16 loans originated between January 1, 2004 and December 31, 2006, FCNB's distribution of home improvement loans to borrowers of different income levels is excellent. FCNB's percentage of loans made to low-income borrowers exceeds the demographic of the percentage of families in the AA that are low-income. The percentage of loans made to moderate-income borrowers meets the area demographics.

Home Refinance Loans

Based on a sample of 40 loans originated between January 1, 2004 and December 31, 2006, FCNB's distribution of home refinance loans to borrowers of different income levels is excellent. FCNB's lending to low-income borrowers is near to demographics but is considered excellent since 2000 Census data indicated that 5.87% of families in the AA are below the poverty level. These families would have difficulties affording homes. FCNB's lending to moderate-income borrowers exceeds the area demographics for moderate-income borrowers.

Small Loans to Businesses

Refer to Table 11 in appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

FCNB's borrower distribution of small loans to businesses is excellent. The percentage of FCNB's loans made to small businesses (those with revenues of \$1 million or less) exceeds the area demographics.

Small Loans to Farms

Refer to Table 12 in the appendix C for the facts and data used to evaluate the borrower distribution of the bank's origination/purchase of small loans to businesses.

FCNB's borrower distribution of small loans to farms is adequate. The percentage of FCNB's loans made to small farms (those with revenues of \$1 million or less) is less than area demographics.

Community Development Lending

Refer to Table 1 Lending Volume in appendix C for the facts and data used to evaluate the bank's level of community development lending.

During the evaluation period, FCNB originated one qualified community development loan totaling \$3.5 million, or 3.91% of Tier 1 Capital. This loan was made to refinance and improve a health care facility that primarily serves low- and moderate-income individuals. FCNB does not have any innovative or flexible loan products.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Investment Test is rated Low Satisfactory. This is based on a full-scope review of the Mason City Assessment Area.

Refer to Table 14 in Appendix D for the facts and data used to evaluate the bank's level of qualified investments.

FCNB's had an adequate level of investments given limited opportunities for qualified investments in the bank's AA. While such opportunities do arise, there are fewer opportunities in the AA than there are in other, more populous, areas. Investments made during the evaluation period are responsive to identified needs of the AA. None of the investments are considered innovative or complex and all are routinely provided by private investors.

During the evaluation period, FCNB made 37 qualified investments totaling \$634,810, representing .71% of Tier 1 Capital. The majority of the current period qualified investments were an investment in an affordable housing project in Mason City, Iowa. The investment was for a 64-unit low-income subsidized housing project for seniors and represented 84% of the bank's qualified current period investments. Other current period investments consist of grants to various organizations providing social services and affordable housing to LMI individuals. The bank also continues to hold two prior period investments with combined outstanding balances of \$502,309.

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the Service Test is rated High Satisfactory. This is based on a full-scope review of the Mason City AA.

Retail Banking Services

Refer to Table 15 in Appendix D for facts and date used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

FCNB's service delivery systems are accessible to individuals of different income levels in its AA. The bank operates ten offices within the AA, all located in middle-income census tracts. During the evaluation period, FCNB closed two part-time branches located in middle-income census tracts. However, those customers are adequately served by nearby locations that offer full banking services.

FCNB's business hours are reasonable and its services do not vary in a way that inconveniences its customers, particularly low- and moderate-income individuals. Most offices offer a full range of traditional banking services. The offices also have some extended hours through a combination of evening and Saturday hours. FCNB also offers alternative delivery systems including automated teller machines, Internet banking and telephone banking.

Community Development Services

FCNB's community development services are considered good. Through its services, the bank works on a variety of community development issues, especially affordable housing for low- and moderate-income individuals. The most predominant type of service FCNB personnel provide is membership on boards of directors of community development organizations. In addition, bank personnel provide their financial expertise to low- and moderate-income individuals to help them apply for housing-related loan and grant programs.

FCNB's community development services also include accounts or services that increase access to financial services for low- and moderate-income individuals. Specifically, FCNB offers free government check cashing for customers and non-customers, free checking, and electronic transfer accounts.

Appendix A: Scope of Examination

The following table identifies the time period covered in this evaluation, affiliate activities that were reviewed, and loan products considered. The table also reflects the metropolitan and nonmetropolitan areas that received comprehensive examination review (designated by the term “full-scope”) and those that received a less comprehensive review (designated by the term “limited-scope”).

Time Period Reviewed	Lending Test (excludes CD Loans): (01/01/2004 to 12/31/2006) Investment and Service Tests and CD Loans: (07/01/2004 to 09/30/2007)	
Financial Institution	Products Reviewed	
First Citizens National Bank (FCNB) Mason City, Iowa	Home Mortgage loans, Small Business loans, and Small Farm Loans	
Affiliate(s)	Affiliate Relationship	Products Reviewed
None		
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
Mason City, IA	Full-Scope	

Appendix B: Market Profiles for Full-Scope Areas

Mason City Assessment Area

Demographic Information for Full-Scope Area: Mason City, Iowa						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	38	0.00	0.00	100.00	0.00	0.00
Population by Geography	136,590	0.00	0.00	100.00	0.00	0.00
Owner-Occupied Housing by Geography	41,873	0.00	0.00	100.00	0.00	0.00
Businesses by Geography	11,578	0.00	0.00	100.00	0.00	0.00
Farms by Geography	3,065	0.00	0.00	100.00	0.00	0.00
Family Distribution by Income Level	37,595	16.40	19.31	27.00	37.30	0.00
Distribution of Low- and Moderate-Income Families throughout AA Geographies	13,423	0.00	0.00	100.00	0.00	0.00
Median Family Income = \$43,887			Median Housing Value = \$68,652			
HUD Adjusted Median Family Income for 2006 = \$52,800			Unemployment Rate = 2.21%			
Households Below the Poverty Level = 9%						

(*) The NA category consists of geographies that have not been assigned an income classification.
 Source: 2000 U.S. Census, and 2006 HUD updated MFI.

FCNB's AA consists of ten whole or partial counties. The whole counties are Cerro Gordo, Chickasaw, Floyd, Franklin, Hancock, Mitchell, and Wright. The partial counties are Butler, Howard, and Worth. All the counties are contiguous and are in the north central region of Iowa. Based on 2000 Census data, there are no low- or moderate-income census tracts (CTs) in the AA. The AA complies with regulatory requirements and does not arbitrarily exclude any low- or moderate-income CTs.

The largest city in the AA is Mason City. According to the Mason City Convention and Visitor's Bureau (MCCVB), the population of Mason City is approximately 30,000 people. Some of the major employers include hospitals and health care providers, insurance companies, and various manufacturers. According to the MCCVB, there are approximately 48 manufacturing plants in Mason City. Unemployment levels for the counties in the AA ranged from 3.0% to 4.5% in October 2007, according to statistics from the U.S. Bureau of Labor. This is consistent with Iowa's unemployment rate of 3.9% and 4.4% nationwide.

Appendix C: Tables of Performance Data

Content of Standardized Tables

References to the “bank” include activities of any affiliates that the bank provided for consideration (refer to appendix A: Scope of the Examination). For purposes of reviewing the lending test tables, the following are applicable: (1) purchased loans are treated as originations/purchases and market share is the number of loans originated and purchased by the bank as a percentage of the aggregate number of reportable loans originated and purchased by all lenders in the MA/assessment area; (2) Partially geocoded loans (loans where no census tract is provided) cannot be broken down by income geographies and, therefore, are only reflected in the Total Loans in Core Tables 2 through 7 and part of Table 13; and (3) Partially geocoded loans are included in the Total Loans and % Bank Loans Column in Core Tables 8 through 12 and part of Table 13. Tables without data are not included in this PE. [Note: Do not renumber the tables.]

The following is a listing and brief description of the tables:

- Table 1. Lending Volume** - Presents the number and dollar amount of reportable loans originated and purchased by the bank over the evaluation period by MA/assessment area. Community development loans to statewide or regional entities or made outside the bank’s assessment area may receive positive CRA consideration. See Interagency Q&As __.12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.
- Table 1. Other Products** - Presents the number and dollar amount of any unreported category of loans originated and purchased by the bank over the evaluation period by MA/assessment area. Examples include consumer loans or other data that a bank may provide, at its option, concerning its lending performance. This is a two-page table that lists specific categories.
- Table 2. Geographic Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.
- Table 3. Geographic Distribution of Home Improvement Loans** - See Table 2.
- Table 4. Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.
- Table 5. Geographic Distribution of Multifamily Loans** - Compares the percentage distribution of the number of multifamily loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of multifamily housing units throughout those geographies. The table

also presents market share information based on the most recent aggregate market data available.

- Table 6. Geographic Distribution of Small Loans to Businesses** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 7. Geographic Distribution of Small Loans to Farms** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 8. Borrower Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.
- Table 9. Borrower Distribution of Home Improvement Loans** - See Table 8.
- Table 10. Borrower Distribution of Refinance Loans** - See Table 8.
- Table 11. Borrower Distribution of Small Loans to Businesses** - Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.
- Table 12. Borrower Distribution of Small Loans to Farms** - Compares the percentage distribution of the number of small loans (less than or equal to \$500,000) originated and purchased by the bank to farms with revenues of \$1 million or less to the percentage distribution of farms with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the farm.

Market share information is presented based on the most recent aggregate market data available.

Table 13. Geographic and Borrower Distribution of Consumer Loans (OPTIONAL) - For geographic distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households within each geography. For borrower distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage of households by income level in each MA/assessment area.

Table 14. Qualified Investments - Presents the number and dollar amount of qualified investments made by the bank in each MA/AA. The table separately presents investments made during prior evaluation periods that are still outstanding and investments made during the current evaluation period. Prior-period investments are reflected at their book value as of the end of the evaluation period. Current period investments are reflected at their original investment amount even if that amount is greater than the current book value of the investment. The table also presents the number and dollar amount of unfunded qualified investment commitments. In order to be included, an unfunded commitment must be legally binding and tracked and recorded by the bank's financial reporting system.

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area. See Interagency Q&As __.12 (i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. Refer to the CRA section of the Compliance Policy intranet page for guidance on table placement.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings - Compares the percentage distribution of the number of the bank's branches in low-, moderate-, middle-, and upper-income geographies to the percentage of the population within each geography in each MA/AA. The table also presents data on branch openings and closings in each MA/AA.

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES					Geography: Mason City, Iowa		Evaluation Period: January 1, 2004 to December 31, 2006		
MA/Assessment Area:	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Market Share	
	#	% of Total**	% of Businesses***	% BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$1,000,000	All	Rev \$1 Million or Less
Full Review:									
Mason City IA	3,854	100.00	57.80	74.62	90.63	6.49	2.88	20.69	30.20

Limited Review:

* Based on 2006 Peer Small Business Data: US and PR.

** Small loans to businesses originated and purchased in the MA/AA as a percentage of all small loans to businesses originated and purchased in the rated area.

*** Businesses with revenues of \$1 million or less as a percentage of all businesses (Source D&B - 2006).

**** Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses. No information was available for 17.59% of small loans to businesses originated and purchased by the Bank.

Table 12. Borrower Distribution of Small Loans to Farms

Borrower Distribution: SMALL LOANS TO FARMS		Geography: Mason City, IA			Evaluation Period: January 1, 2004 to December 31, 2006				
MA/Assessment Area:	Total Small Loans to Farms		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Market Share	
	#	% of Total**	% of Farms***	% BANK Loans****	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$500,000	All	Rev \$1 Million or Less
Full Review:									
Mason City IA	5,372	100.00	98.96	76.66	88.05	10.74	1.21	64.84	69.05

Limited Review:

* Based on 2006 Peer Small Business Data: US and PR.
 ** Small loans to farms originated and purchased in the MA/AA as a percentage of all small loans to farms originated and purchased in the rated area.
 *** Farms with revenues of \$1 million or less as a percentage of all farms (Source D&B - 2006).
 **** Small loans to farms with revenues of \$1 million or less as a percentage of all loans reported as small loans to farms. No information was available for 22.34% of small loans to farms originated and purchased by Bank.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS		Geography: Mason City, IA				Evaluation Period: July 1, 2004 to September 30, 2007			
MA/Assessment Area:	Prior Period Investments		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
Full Review:									
Mason City IA	2	502	37	634	39	1,136	100.00	0	0
Limited Review:									

* 'Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.
 ** 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

