



LARGE BANK

Comptroller of the Currency
Administrator of National Banks

Washington, DC 20219

Public Disclosure

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Community Reinvestment Act Performance Evaluation

**Greater Bay Bank, National Association
Charter Number: 24489**

**430 Cowper Street
Palo Alto, CA 94301**

Office of the Comptroller of the Currency

**Mid-size Banks - Blue
440 South LaSalle Street, Suite 2700
Chicago, IL 60605**

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 **Outstanding**.

The following table indicates the performance level of **Greater Bay Bank, N.A.** with respect to the Lending, Investment, and Service Tests:

Performance Levels	Greater Bay Bank, N. A. Performance Tests		
	Lending Test*	Investment Test	Service Test
Outstanding		X	X
High Satisfactory	X		
Low Satisfactory			
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:

- An adequate level of lending activity in the San Francisco Bay Assessment Area (AA)
- A good geographic distribution of small loans to businesses.
- An adequate distribution of small loans to business by income level of the borrower. The percentage of the bank's loans to business with revenues of less than \$1 million is less than the percentage of those businesses in the San Francisco Bay AA.
- The bank's community development lending is excellent and had a positive impact on the overall lending test rating. The bank made 89 loans totaling \$294 million throughout the San Francisco Bay AA. This represented over 37 percent of the bank's allocated Tier One Capital.
- The bank has a significant dollar volume of qualified investments in this evaluation period. Total qualified investments represented over 8 percent of the bank's allocated Tier One Capital. Many of the qualified investments provided affordable housing and economic revitalization.
- A good distribution of Greater Bay's 39 branches in the Bay Area AA and an excellent level of community development services, often in leadership roles that are responsive and supportive of needs in the assessment area.

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.

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 household 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 more than 120 percent of the area median income, or a median family income that is more than 120 percent, in the case of a geography.

Description of Institution

Greater Bay Bank, N.A. (the Bank or GBBNA) headquartered at 430 Cowper Street in Palo Alto, California, is a wholly owned subsidiary of Greater Bay Bancorp, which is located at 1900 University Avenue, 6th Floor, East Palo Alto, CA. The Bancorp was formed in 1996 when Cupertino National Bancorp and Mid-Peninsula Bancorp merged. On February 1, 2004, in order to affect charter consolidation, Mid-Peninsula Bank changed its legal name to Greater Bay Bank, N.A. and converted to a national bank charter. The bank also merged with its ten affiliate banks: Bay Area Bank, Bay Bank of Commerce, Bank of Petaluma, Bank of Santa Clara, Coast Commercial Bank, Cupertino National Bank, Golden Gate Bank, Mt. Diablo National Bank, Peninsula Bank of Commerce, and San Jose National Bank. Banking offices for each banking entity maintained their own identity, including Mid-Peninsula Bank, by retaining their name. As of March 31, 2006, the Bancorp had \$7 billion in assets.

In 2002, the Bancorp acquired ABD Insurance and Financial Services, Inc. (ABD) which remains a non-bank subsidiary of the Bancorp. ABD provides commercial insurance brokerage, employee benefits consulting, and risk management solutions to business clients throughout the United States. The Bancorp is trustee of the Greater Bay Bancorp Foundation, a charitable foundation set up to enhance the quality of life in the communities served by Greater Bay Bancorp through contributions to community development organizations. Affiliate investment activity of the Greater Bay Bancorp Foundation was considered under the Investment Test.

The business focus of each of the bank division's varies given their origins as independent banks. The result is a varying mix of consumer deposit clients, private banking clients, and business clients. While the Bank offers a wide range of accounts and services it is primarily a commercial lender with over 77 percent of its loans and leases for commercial purposes.

As of March 31, 2006, the Bank had total assets of \$6.6 billion, total deposits of \$5.2 billion and Tier One Capital of \$797 million. Net loans were \$4.6 billion and represented 70 percent of total assets. Relative to the total loan portfolio, \$1.4 billion or 31 percent were non-farm non-residential loans; \$740 million or 16 percent were commercial and industrial loans; \$1.1 billion or 23 percent were lease financing and receivables; \$697 million or 15 percent were construction and land development loans; \$539 million or 11 percent were one to four family residential loans; \$91 million or 2 percent were consumer loans; \$31 million or 0.7 percent were agricultural loans; and \$69 million or 1.5 percent were multifamily residential loans.

The Bank is an intrastate bank operating entirely within the state of California with 40 branch banking offices in San Francisco, Alameda, Contra Costa, Marin, Monterey, Santa Cruz, San Mateo, Santa Clara, and Sonoma Counties.

There are no legal, financial or other factors impeding the Bank's ability to help meet the credit needs in its assessment areas (AA).

The Bank was last evaluated for CRA as Mid-Peninsula Bank. Mid-Peninsula Bank received a rating of **Outstanding** CRA by the Federal Reserve Bank of San Francisco in November 2001.

Scope of the Evaluation

Evaluation Period/Products Evaluated

The evaluation period for the review of HMDA and CRA loan data is from January 1, 2004 through December 31, 2005. The evaluation period for the review of community development loans, services, and investments was from January 1, 2004 to June 5, 2006. Small loans to businesses represent 92 percent of the Bank's reported loans. The Bank had no small loans to farms and consumer loans did not represent a substantial majority of the institutions lending. HMDA lending was an insignificant part of the bank's portfolio during the evaluation period. Historically, HMDA loans were referred to other lenders or made as an accommodation to existing borrowers. The bank only began offering HMDA loans as a bank product in 2005. The assessment area has a high concentration of mortgage lenders to serve the mortgage needs of the community.

Data Integrity

We reviewed a sample of HMDA and CRA loans, community development loans, services, and investments to assess the integrity of reported bank data. We determined that we could rely on bank submitted data for CRA and HMDA loans. We determined that a small number of community development investments, grants, and services did not meet the definition of community development as defined in the regulation. These were not evaluated.

Selection of Areas for Full-Scope Review

We selected the San Francisco Bay Area AA for Full-Scope review. The San Francisco Bay Area is the Bank's primary assessment area, as its headquarters and 39 of its 40 branches are located here, as well as the majority of its loans and deposits. The San Francisco Bay Area AA includes the counties of Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, Santa Cruz, and Sonoma. The major cities in the assessment area are San Jose, San Francisco, and Oakland. The Monterey Bay AA, where the bank has one branch office in Monterey County, was chosen for Limited-Scope review. For more information please refer to the table in "Appendix A: Scope of Examination".

Ratings

The bank's overall rating is based primarily on the San Francisco Bay full-scope AA.

Other

Individuals, local government agencies, and non-profit organizations knowledgeable about community needs identify the area's major credit needs as loans to support the development of affordable housing, and to support job creation through the financing of small businesses.

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 "**High Satisfactory**". Based on full-scope reviews, the bank's performance in the San Francisco Bay AA is good. The lending test conclusions were primarily based on small loans to businesses and community development loans. Minimal weight was placed on HMDA lending.

Lending Activity

Refer to Table 1 Lending Volume in "Appendix C: Tables of Performance Data" for the facts and data used to evaluate the bank's lending activity.

Greater Bay's level of lending activity is adequate in the San Francisco Bay AA. The bank reported 197 HMDA loans in the San Francisco Bay Area AA. Greater Bay's market share was insignificant with regard to HMDA lending, and was not a focus of our review. The bank reported 3,278 small loans to business in the San Francisco Bay AA during the evaluation period. This represented a 0.74 percent share of the San Francisco Bay AA market of small loans to businesses, compared to their 2.22 percent market share of deposits. In the San Francisco Bay AA, the bank is ranked 16th of 252 lenders of small loans to business. Given that the top lenders are significant credit card providers and Greater Bay provides traditional commercial loan products, this share of small loans to businesses is adequate.

Distribution of Loans by Income Level of the Geography

Home Mortgage Loans

Refer to Tables 2, 3, 4 and 5 in "Appendix C: Tables of Performance Data" for the facts and data used to evaluate the geographic distribution of the bank's home mortgage loan originations and purchases.

Home Purchase Loans; Home Improvement Loans; Home Refinance Loans; and, Multi-Family Loans

We did not perform a detailed analysis of home mortgage loans, home improvement loans, home mortgage refinance loans or multifamily loans since there was a low level of lending and an analysis would not be meaningful.

Small Loans to Businesses

Refer to Table 6 in “Appendix C: Tables of Performance Data” for the facts and data used to evaluate the geographic distribution of the bank’s origination and purchase of small loans to businesses.

The bank's geographic distribution of small loans to businesses is good. The bank's distribution of small loans to businesses in low-income tracts is excellent. The percent of the bank's loans exceeds the percentage of businesses in low-income geographies. The bank's distribution of small loans to businesses in moderate-income tracts is good. The percentage of the bank's loans is near the percentage of businesses in moderate-income geographies.

Lending Gap Analysis

We reviewed gaps in lending throughout the AA. We concluded that there were no gaps in lending that could not be explained by the particular demographics of the tracts or groups of tracts.

Inside/Outside Ratio

The ratio of loans inside the AA area is good. Almost 89 percent of the number and 92 percent of the dollar volume of small loans to businesses were originated within the assessment areas.

Distribution of Loans by Income Level of the Borrower

Home Mortgage Loans

Refer to Tables 8, 9, and 10 in “Appendix C: Tables of Performance Data” for the facts and data used to evaluate the borrower distribution of the bank’s home mortgage loan originations and purchases.

The Bank's distribution of home mortgage loans for purchase, home improvement, or refinance was not evaluated because only 13 percent of the bank’s HMDA loans were reported with borrower income. The number of loans with borrower income was statistically insignificant and too small for analysis. A reliable conclusion on the bank’s performance with regard to borrower distribution of HMDA lending could not be determined because of the high percentage of purchased home mortgage loans with no income available for analysis.

Small Loans to Businesses

Refer to Table 11 in “Appendix C: Tables of Performance Data” for the facts and data used to evaluate the borrower distribution of the bank’s origination and purchase of small loans to businesses.

The bank's distribution of small loans to business is adequate. The percentage of the bank's loans to business with revenues of less than \$1 million is less than the percentage of those businesses in the San Francisco Bay AA. The bank's percentage is below peer banks operating in the same market. However, the bank's market share of those loans is almost equal to its market share of all loans.

Community Development Lending

Refer to Table 1 Lending Volume in "Appendix C: Tables of Performance Data" for the facts and data used to evaluate the bank's level of community development (CD) lending. This table includes all CD loans, including multifamily loans that also qualify as CD loans. In addition, Table 5 includes geographic lending data on all multi-family loans, including those that also qualify as CD loans. Table 5 does not separately list CD loans, however.

The bank's community development lending was excellent and had a positive impact on the lending test rating. The bank made 89 loans totaling \$294 million throughout its primary metropolitan statistical area (PMSA). This represented over 37 percent of the bank's Tier One Capital. Some of the loans having significant impact on the needs of its assessment area are listed below.

The bank provided financing for the construction of seven affordable homes that were to be sold at below market rates in Marin County. This financing was provided at a preferential rate because it was a community development project to construct affordable housing.

The bank provided tax-exempt bond financing to an organization that provides low-cost student housing for students in Alameda County. This organization helps ease the competition of students in this county for units affordable to low- and moderate- income persons. The loan is complex in that it involves usage of bond-counsel to assure that it is tax-exempt and its source of repayment relies on several layers of financial support, including zero coupon bond financing and a standby letter of credit.

Product Innovation and Flexibility

While the bank has not developed any innovative products specifically for low- and moderate-income borrowers, the bank has demonstrated its flexibility in providing financing for community facilities targeted to low- and moderate-income persons by providing flexible repayment terms.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited-scope reviews, the bank's performance under the lending test in the Monterey Bay AA is not inconsistent with the bank's overall "High Satisfactory" lending test rating. Refer to Tables 1 through 13 in "Appendix C: Tables of Performance data for the facts and data that support these conclusions.

The Bank had an excellent level of lending activity, an excellent geographic distribution of small loans to businesses, and a good distribution of small loans to businesses based on the revenue of the borrower. The bank did not make any community development loans in the Monterey Bay metropolitan area. This fact had a neutral effect on the bank's performance in the limited-scope AA.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

Refer to Table 14 in “Appendix C: Tables of Performance Data” for the facts and data used to evaluate the bank’s level of qualified investments.

The bank’s performance under the investment test is rated **Outstanding**. Based on full-scope reviews, the bank’s performance in the San Francisco Bay AA is excellent. This conclusion considers the numerous investment opportunities within the assessment areas and the bank’s capacity to address those opportunities.

GBBNA has a significant dollar volume of qualified investments in this evaluation period. In the Bay Area AA during the evaluation period, the bank made \$39 million in qualified investments. Prior period investments in the Bay Area AA, totaled \$28 million. Total qualified investments in the Greater Bay AA equaled \$68 million and unfunded commitments totaled over \$8 million. Total qualified investments represented over 8 percent of the bank’s Tier One Capital. Many of the qualified investments provided affordable housing and economic revitalization. The bank also made a high number of grants that addressed the community service needs of LMI persons.

The bank’s qualified investments are responsive to the identified needs of the assessment areas. In fact, a significant majority of the bank’s qualified investments were within the bank’s assessment area.

GBBNA’s CRA investment portfolio is comprised of municipal bonds, mortgage-backed securities (MBS), corporate notes, equity funds, and tax credit funds. The bank has made it a point to make investments that benefit the counties where it has banking offices. The credit and community development needs in the bank’s assessment area that it has responded to include the availability of affordable housing, access to credit for small businesses, and access to credit for businesses that promote job creation and economic revitalization in low- and moderate-income areas. Since the bank has adequately addressed the local needs, we included investments that benefited a larger area that included the bank’s assessment area.

The Bank makes permissible equity investments in funds that reinvest in qualified businesses, redevelopment zones, or projects that would otherwise qualify for community development. For example, the bank invested \$4 million in a fund that finances various projects in redevelopment and LMI areas of the Bay Area.

In order to address the Bay Area’s housing crisis, the bank invested in funds that promote the availability of affordable housing through finance of construction and/or rehabilitation loans, purchase mortgages, and down-payment assistance programs. These include funds that invest in Low Income Housing Tax Credits. For example, the bank invested \$5 million in a fund that invests in housing developments that target individuals earning less than 80 percent of the area median income.

GBBNA is not an active mortgage lender. However, the bank is meeting the needs of its LMI residents of its assessment area by purchasing MBS. During the evaluation period, the bank purchased almost \$25 million in new MBS investments within its assessment area.

Record of Supporting Community Development Initiatives

The bank has been very responsive to the needs of the community. The Bank has demonstrated leadership in investing in complex community development funds. For example, the bank took the lead and was the largest investor in the first New Markets Tax Credit investment in the Bay Area. The tax credit financed a community facility that benefited LMI persons. The investment was complex because of the voluminous legal documentation and loan structure.

Grants

GBBNA provides grants to a variety of low- and moderate-income areas and programs. The bank also considers alternatives such as in-kind donations in community development initiatives. Specific initiatives included an annual food drive that helped LMI persons. During the evaluation period, the bank made 251 grants totaling \$1.1 million.

Conclusions for Area Receiving Limited-Scope Reviews

Based on limited-scope reviews, the bank's performance under the investment test in the Monterey Bay assessment area is not inconsistent with the bank's overall performance. Refer to Table 14 in "Appendix C: Tables of Performance Data" for the facts and data that support these conclusions.

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

The bank's performance under the service test is rated “**Outstanding**”. The bank's performance in the San Francisco Bay AA is excellent.

Retail Banking Services

Refer to Table 15 in “Appendix C: Tables of Performance Data” for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

Branch Distribution

The distribution of Greater Bay's 39 branches is good. The bank's branches are accessible to essentially all portions of Greater Bay's AA based on the geographic distribution of the branches in low-and moderate-income census tracts compared to the population in these census tracts. The assessment areas consist of low-, moderate-, middle- and upper-income tracts.

Seven percent of the bank's branches are in low-income tracts while almost eight percent of the population of the AA resides in these tracts. Fifteen percent of the bank's branches are in moderate-income tracts while fifteen percent of the population of the AA resides in moderate-income census tracts.

The bank closed one branch in May 2004 that was in a middle income census tract area. The bank did not open any branches during this assessment period.

Branches in low- and moderate- income census tracts receive the same level of services as branches in upper- and middle- income census tracts. The bank has two middle-income census tract branches with Saturday hours. The Saturday hours are a holdover from when the branches were owned by another institution. When GBNB purchased the branches, they chose to retain the Saturday hours to avoid customer disruption. One middle income branch is only open Monday, Wednesday, Friday. This branch is staffed by a branch near by and is only opened for added convenience.

With the exception of the above branches all other branches are open Monday through Friday from 9:00 a.m. to 4:00, 4:30 or 5:00 p.m. There are 21 branches open until 6:00 p.m. on Fridays, three are in moderate-income census tracts and one is in a low-income census tract.

Alternate Delivery Systems

The bank's retail services and alternate delivery systems are responsive to the needs of the community. The bank offers a level of alternative delivery systems that is similar to most large retail banks. These services include: 28 deposit taking and 2 non-deposit taking ATM machines; Telebanc telephone banking; GreaterAccess Online Banking for individuals, small business, and corporate clients; GreaterBayTrade online foreign exchange trading; and bank by mail. Although these services are available to all customers, none of these were developed specifically for low- or moderate-income individuals and are not given significant weight.

Community Development Services

The level of community development services provided by Greater Bay is excellent. Greater Bay provides strong support to the community, often in leadership roles by providing expertise to many non-profit organizations, affordable housing agencies, schools, and governmental agencies.

Bank employees, as representatives of the Bank, contributed 116 hours toward revitalization efforts, 1,975 hours toward affordable housing, and 7,774 hours toward community service activities to 82 different organizations throughout the assessment area. The Bank had a total of 9,865 hours that benefit low- or moderate- income individuals. Examples of these activities include:

- Serving as a member of an advisory group on low-and moderate-income housing for both rental and purchase.
- Counseling low- and moderate-income individuals on clearing up past credit problems and developing and living on a budget.
- Serving as Chairman of the Board on a community development organization set up to assist developers build affordable housing.
- Participating in the loan underwriting committees or audit committees of various qualified community development organizations.

Additionally, the Bank has taken a leadership role in providing free servicing of below market rate loans made to low- and moderate-income families by two qualified community development agencies in the assessment area.

Conclusions for Areas Receiving Limited-Scope Reviews

Based on limited-scope reviews, the Bank's performance under the Service Test in the Monterey Bay Assessment Area is weaker than the Bank's overall performance. Refer to Table 15 in appendix C for the facts and data that support these conclusions.

The Bank has one branch in an upper income census tract to service the entire assessment area. The performance has minimal impact on the performance evaluation because of the small percentage of loans and deposits originating from this assessment area.

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 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): (01/01/04 to 12/31/05) Investment and Service Tests and CD Loans: (01/01/04 to 06/05/06)	
Financial Institution	Products Reviewed	
Greater Bay Bank, NA (GBBNA) Palo Alto, California	HMDA Loans, Small Loans to Businesses, Community Development Loans, Community Development Grants, Investments and Services	
Affiliate(s)	Affiliate Relationship	Products Reviewed
Greater Bay Bancorp Foundation	Greater Bay Bancorp Trustee	Community Development Grants and Investments
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
San Francisco Bay MA Monterey Bay MA	Full-Scope Limited-Scope	

Appendix B: Market Profiles for Full-Scope Areas

San Francisco Bay Area MA

Demographic Information for Full Scope Area: San Francisco Bay Area MA						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts/BNAs)	1,350	6.96	21.04	43.41	28.37	0.22
Population by Geography	6,520,541	6.09	21.34	45.06	27.50	0.01
Owner-Occupied Housing by Geography	1,364,128	2.01	13.40	47.27	37.31	0.00
Business by Geography	522,125	9.10	18.63	41.02	31.17	0.08
Farms by Geography	8,725	3.90	16.65	49.11	30.34	0.00
Family Distribution by Income Level	1,538,359	20.58	17.75	21.23	40.44	0.00
Distribution of Low and Moderate Income Families throughout AA Geographies	589,655	10.13	29.10	44.85	15.92	0.00
Median Family Income HUD Adjusted Median Family Income for 2006 Households Below Poverty Level		72,679 85,667 8%	Median Housing Value Unemployment Rate (1990 US Census)		388,533 2.35%	

(*) The NA category consists of geographies that have not been assigned an income classification.

Source: 1990 U.S. Census, and 2006 HUD updated MFI.

The San Francisco Bay Area MA includes the counties of Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, Santa Cruz, and Sonoma. The MA is comprised of the five major MSAs. The MA is the main area of Bank operations encompassing the headquarters and 39 of the Bank's 40 branches and over 99 percent of the Bank's deposits and loans.

Over the past 10 years the Bay Area experienced a boom and bust cycle that mirrored nationwide trends, but had greater impact here because of the concentration in high-tech sectors. The local economy expanded faster than the national average in the late 1990s, growing from a 3 percent share of the US economy to 3.4 percent. It then fell back to its pre-bubble level, leaving its average growth rate over the last decade in line with that of the US as a whole. The Bay Area's economic diversity helped its recovery, as growth in sectors such as financial services offset declines in electronic and computer manufacturing. In terms of GDP, the local economy has largely reverted to its pre-bubble structure. The Santa Cruz County and MSA which is adjacent to what is generally considered the Bay Area is experiencing a similar economic outlook.

Unemployment rates range from a high of 7 percent in 2006 in the Santa Cruz MSA to a low of 4.5 percent in San Francisco in 2006. However, unemployment is uniformly trending downward in all MSAs. The ten largest employers across the MA are Kaiser Permanente, University of California at Berkeley, University of California at San Francisco, Cisco Systems,

Stanford University, United Airlines, Sun Microsystems, AT&T Corporations, Hewlett Packard, and Lawrence Livermore labs. The Bay Area is home to over 155,000 businesses, including nearly 500 foreign companies. There is a notable concentration of large companies – 3.9 percent of the companies headquartered in the region have more than 500 employees, as opposed to the 0.3 percent US average. The share of major US companies based in the Bay Area has increased over the past 10 years.

Currently 26 of the largest 500 companies in the country are headquartered here, with combined 2004 sales of \$574 billion and, in many cases, global reach. On average, these companies have grown faster than the stock market as a whole, in both sales and market value.

Bay Area rents are more expensive than almost anywhere in the nation, and house prices are daunting. Housing prices have grown faster than in other regions, and the median now exceeds \$600,000. This figure is 8.6 times the median income, as opposed to 4.2 times for the country as a whole. According to the federal government, housing is “affordable” if it costs 30 percent or less of a household’s income. By that definition, the median household in the Bay Area making \$70,000 per year should spend no more than \$1,750 per month on housing. According to the National Association of Homebuilders, only 18 percent of homes are affordable for the median-income household in the Bay Area. The average sales price for existing single-family homes in the bay area reached \$631,000 in May of 2006 according to the DataQuick Real Estate Survey.

There are many opportunities for community development loans, services, and investments in the Bay Area. The opportunities are not considered limited.

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 Performance Evaluation.**

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. Refer to Interagency Q&As __.12(i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such loans. When such loans exist, insert a line item with the appropriate caption in the MA/Assessment Area column and record the corresponding numbers and amounts in the “Community Development Loans” column with the appropriate caption, such as: “Statewide/Regional,” “Statewide/Regional with potential benefit to one or more AAs” or “Out of Assessment Area.” “Out of Assessment Area” is used ONLY if the bank has otherwise adequately met the CD lending needs of its assessment area.
- 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.
- Note: Greater Bay Bank, N.A. did not make any small loans to farms during the evaluation period. As a result, this table is not included in the Performance Evaluation.**
- 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.

Note: Greater Bay Bank, N.A. did not make any small loans to farms during the evaluation period. As a result, this table is not included in the Performance Evaluation.

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.

Note: Greater Bay Bank, N.A. is primarily a lender to businesses. The bank's distribution of consumer loans is statistically insignificant, and not sufficient for analysis. As a result, this table is not included in the Performance Evaluation.

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. When such investments exist, insert a line item in the MA/Assessment Area column and record the corresponding

numbers and amounts in the "Qualified Investments" column with the appropriate caption, such as: "Statewide/Regional," "Statewide/Regional with potential benefit to one or more AAs" or "Out of Assessment Area." "Out of the Assessment Area" is used ONLY if the bank has otherwise adequately met the qualified investment needs of its assessment area.

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.

Institution ID: GREATER BAY BANK, NA (24489)

Table 1. Lending Volume

LENDING VOLUME 2005		Geography: GREATER BAY BANK						Evaluation Period: JANUARY 1, 2004 TO DECEMBER 31,				
MA/Assessment Area (2006):	% of Rated Area Loans (#) in MA/AA	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development Loans**		Total Reported Loans		% of Rated Area Deposits in MA/AA***
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$(000's)	
Full Review:												
San Francisco Bay Area	99.28	197	140,585	3,277	1,111,929	0	0	89	294,573	3,563	1,547,087	99.87
Limited Review:												
Monterey Bay Area	0.72	10	11,935	16	4,483	0	0	0	0	26	16,418	0.13

* Loan Data as of June 30, 2005. Rated area refers to either state or multi-state MA rating area.

** The evaluation period for Community Development Loans is from January 01, 2004 to June 05, 2006.

*** Deposit Data as of June 05, 2006. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Institution ID: GREATER BAY BANK, NA (24489)

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE DECEMBER 31, 2005			Geography: GREATER BAY BANK								Evaluation Period: JANUARY 1, 2004 TO				
MA/Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overa ll	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	50	96.15	2.01	4.00	13.40	8.00	47.27	10.00	37.32	78.00	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Monterey Bay Area	2	3.85	0.00	0.00	3.88	0.00	37.21	0.00	58.91	100.00	0.00	0.00	0.00	0.00	0.00

* Based on 2004 Peer Mortgage Data (Western)

** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT DECEMBER 31, 2005			Geography: GREATER BAY BANK								Evaluation Period: JANUARY 1, 2004 TO				
MA/Assessment Area:	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Over all	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	3	100.00	2.01	0.00	13.40	0.00	47.27	66.67	37.32	33.33	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Monterey Bay Area	0	0.00	0.00	0.00	3.88	0.00	37.21	0.00	58.91	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2004 Peer Mortgage Data (Western)

** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE DECEMBER 31, 2005				Geography: GREATER BAY BANK						Evaluation Period: JANUARY 1, 2004 TO					
MA/Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	% Owner Occ Units***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	135	94.41	2.01	0.00	13.40	3.70	47.27	20.00	37.32	76.30	0.01	0.00	0.00	0.00	0.01
Limited Review:															
Monterey Bay Area	8	5.59	0.00	0.00	3.88	0.00	37.21	0.00	58.91	100.00	0.00	0.00	0.00	0.00	0.00

* Based on 2004 Peer Mortgage Data (Western)

** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

*** Percentage of Owner Occupied Units is the number of owner occupied units in a particular geography divided by the number of owner occupied housing units in the area based on 2000 Census information.

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY 31, 2005			Geography: GREATER BAY BANK						Evaluation Period: JANUARY 1, 2004 TO DECEMBER						
MA/Assessment Area:	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% of MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	% MF Units***	% BANK Loans	Overa II	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	9	100.00	13.82	11.11	26.05	11.11	42.49	66.67	17.64	11.11	0.11	0.23	0.00	0.21	0.00
Limited Review:															
Monterey Bay Area	0	0.00	0.00	0.00	6.44	0.00	63.80	0.00	29.75	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2004 Peer Mortgage Data (Western)

** Multi-family loans originated and purchased in the MA/AA as a percentage of all multi-family loans originated and purchased in the rated area.

*** Percentage of Multi Family Units is the number of multi family units in a particular geography divided by the number of multifamily housing units in the area based on 2000 Census information.

Institution ID: GREATER BAY BANK, NA (24489)

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES DECEMBER 31, 2005			Geography: GREATER BAY BANK								Evaluation Period: JANUARY 1, 2004 TO				
MA/Assessment Area:	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	% of Business***	% BANK Loans	Overall	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	3,276	99.51	9.10	9.16	18.63	17.28	41.02	39.65	31.17	33.91	0.75	0.95	0.76	0.73	0.79
Limited Review:															
Monterey Bay Area	16	0.49	0.00	0.00	7.21	18.75	46.08	37.50	46.71	43.75	0.18	0.00	0.21	0.18	0.21

* Based on 2004 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.

*** Source Data - Dun and Bradstreet (2005).

Institution ID: GREATER BAY BANK, NA (24489)

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE 31, 2005		Geography: GREATER BAY BANK								Evaluation Period: JANUARY 1, 2004 TO DECEMBER					
MA/Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans****	% BANK Loans ¹	% BANK Loans**	% Families***	% BANK Loans****	% Families**	% BANK Loans****	Overall	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	11	91.67	20.58	0.00	17.75	0.00	21.23	0.00	40.44	100.00	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Monterey Bay Area	1	8.33	13.44	0.00	15.50	0.00	21.09	0.00	49.97	100.00	0.00	0.00	0.00	0.00	0.00

* Based on 2004 Peer Mortgage Data (Western)

** As a percentage of loans with borrower income information available. No information was available for 86.8% of loans originated and purchased by bank.

*** Percentage of Families is based on the 2000 Census information.

**** Home purchase loans originated and purchased in the MA/AA as a percentage of all home purchase loans originated and purchased in the rated area.

¹ Data shown includes only One to Four-family and manufactured housing. (Property type of 1 or 2)

Institution ID: GREATER BAY BANK, NA (24489)

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT DECEMBER 31, 2005		Geography: GREATER BAY BANK								Evaluation Period: JANUARY 1, 2004 TO					
MA/Assessment Area:	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Famili es***	% BANK Loans****	% Famili es***	% BANK Loans****	% Famili es**	% BANK Loans****	% Famili es**	% BANK Loans****	Overall	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	2	100.00	20.58	0.00	17.75	0.00	21.23	0.00	40.44	100.00	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Monterey Bay Area	0	0.00	13.44	0.00	15.50	0.00	21.09	0.00	49.97	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2004 Peer Mortgage Data (Western)

** As a percentage of loans with borrower income information available. No information was available for 86.8% of loans originated and purchased by bank.

*** Percentage of Families is based on the 2000 Census information.

**** Home improvement loans originated and purchased in the MA/AA as a percentage of all home improvement loans originated and purchased in the rated area.

***** Percentage of Families is based on the 2000 Census information.

Institution ID: GREATER BAY BANK, NA (24489)

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE DECEMBER 31, 2005		Geography: GREATER BAY BANK								Evaluation Period: JANUARY 1, 2004 TO					
MA/Assessment Area:	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Market Share*				
	#	% of Total**	% Families***	% BANK Loans****	% Families**	% BANK Loans****	% Families*	% BANK Loans****	% Families**	% BANK Loans**	Overall	Low	Mod	Mid	Upp
Full Review:															
San Francisco Bay Area	13	92.86	20.58	0.00	17.75	0.00	21.23	0.00	40.44	100.00	0.00	0.00	0.00	0.00	0.00
Limited Review:															
Monterey Bay Area	1	7.14	13.44	0.00	15.50	0.00	21.09	0.00	49.97	100.00	0.00	0.00	0.00	0.00	0.00

* Based on 2004 Peer Mortgage Data (Western)

** As a percentage of loans with borrower income information available. No information was available for 86.8% of loans originated and purchased by bank.

*** Percentage of Families is based on the 2000 Census information.

**** Home refinance loans originated and purchased in the MA/AA as a percentage of all home refinance loans originated and purchased in the rated area.

***** Percentage of Families is based on the 2000 Census information.

Institution ID: GREATER BAY BANK, NA (24489)

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES DECEMBER 31, 2005				Geography: GREATER BAY BANK			Evaluation Period: JANUARY 1, 2004 TO DECEMBER 31, 2005		
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:									
San Francisco Bay Area	3,277	99.51	63.65	35.22	27.83	25.60	46.57	0.75	0.72
Limited Review:									
Monterey Bay Area	16	0.49	67.28	56.25	37.50	18.75	43.75	0.18	0.19

* Based on 2004 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 - 2005).

**** 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 2.73% of small loans to businesses originated and purchased by the bank.

Institution ID: GREATER BAY BANK, NA (24489)

Table 14. Qualified Investments

QUALIFIED INVESTMENTS		Geography: GREATER BAY BANK				Evaluation Period: JANUARY 1, 2004 TO JUNE 5, 2006			
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:									
San Francisco Bay Area	28	28,261	275	39,308	303	67,569	95.18	4	8,468
Limited Review:									
Monterey Bay Area	0	0	2	90	2	90	0.13	0	0
Greater Statewide Area that Includes AA	1	575	0	2,725	1	3,330	4.69	0	0

* 'Prior Period Investments' means investments made in a previous 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.

Table 15. Distribution of Branch Delivery System and Branch Openings/Closings

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS JANUARY 1, 2004 TO JUNE 5, 2006								Geography: GREATER BAY BANK				Evaluation Period:					
MA/Assessment Area:	Deposits	Branches				Branch Openings/Closings				Population							
	% of Rated Area Deposits in AA	# of BANK Branches	% of Rated Area Branches in AA	Location of Branches by Income of Geographies (%)				# of Branch Openings	# of Branch Closings	Net change in Location of Branches (+ or -)				% of Population within Each Geography			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
Full Review:																	
San Francisco Bay Area	99.87	39	97.50	7.69	15.38	43.59	33.33	0	1	0	0	- 1	0	6.09	21.34	45.06	27.50
Limited Review:																	
Monterey Bay Area	0.13	1	2.50	0.00	0.00	0.00	100.00	0	0	0	0	0	0	0.00	8.27	51.71	40.02