



**LARGE BANK**

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Comptroller of the Currency  
Administrator of National Banks

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Washington, DC 20219

## **Public Disclosure**

April 23, 2001

### **Community Reinvestment Act Performance Evaluation**

**First National Bank of Joliet**

**Charter Number: 13705  
78 North Chicago Street  
Joliet, Illinois 60432**

**Office of the Comptroller of the Currency**

**Chicago South Field Office  
7600 County Line Road  
Burr Ridge, Illinois 60521**

**NOTE: 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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## General Information

*The Community Reinvestment Act (CRA) requires each federal financial supervisory agency to use its authority, when examining financial institutions subject to its supervision, to assess the 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. Upon conclusion of such examination, the agency must prepare a written evaluation of the institution's record of meeting the credit needs of its community.*

*This document is an evaluation of the CRA performance of **First National Bank of Joliet** prepared by the **Office of the Comptroller of the Currency (OCC)**, the institution's supervisory agency, as of **April 23, 2001**. The agency evaluates performance in assessment area(s), as they are delineated by the institution, rather than individual branches. This assessment area evaluation may include the visits to some, but not necessarily all of the institution's branches. The agency rates the CRA performance of an institution consistent with the provisions set forth in Appendix A to 12 CFR Part 25.*

## Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this Performance Evaluation. 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 by another company. A company is under common control with another company if both companies are directly or indirectly controlled by the same company. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

**Block Numbering Area (BNA)** - Statistical subdivisions of counties in which census tracts have not been established. BNAs have been established by the United States Census Bureau in conjunction with state agencies.

**Census Tract (CT)** - Small, locally defined statistical areas within metropolitan statistical areas. These areas are determined by the United States Census Bureau in an attempt to group homogenous populations. A CT has defined boundaries per ten year census and an average population of 4,000.

**Community Development (CD)** - Affordable 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.

**Full-Scope Review** - Performance under the Lending, Investment and Service Tests is analyzed considering fully understood performance context, quantitative factors (e.g., geographic distribution, borrower distribution, total number and dollar amount of investments, branch distribution) and qualitative factors (e.g., innovation, complexity).

**Geographies** - A census tract or a block numbering area 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 applicants, the amount of loan requested, and the disposition of the application (e.g., approved, denied, withdrawn).

**Home Mortgage Loans** - Such loans include home purchase and home improvement loans, as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwellings loans, loans for the purchase of manufactured homes and refinancing of home improvement and home purchase loans.

**Limited-Scope 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, branch distribution).

**Low-Income** - Income levels that are less than 50 percent of the median family income.

**Median Family Income (MFI)** - The median income determined by the United States 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 Statistical Area (MSA)** - Area defined by the Director of the United States Office of Management and Budget. MSAs consist of one or more counties, including large population centers and nearby communities that have a high degree of interaction.

**Middle-Income** - Income levels that are at least 80 percent and less than 120 percent of the MFI.

**Moderate-Income** - Income levels that are at least 50 percent and less than 80 percent of the MFI.

**Small Business Loans** - Loans with original amounts of \$1 million or less that are: (1) secured by nonfarm nonresidential properties; or (2) commercial and industrial loans to U.S. addresses.

**Small Farm Loans** - Loans with original amounts of \$500 thousand or less that are: (1) secured by farmland; or (2) to finance agricultural production and other loans to farmers.

**Tier 1 Capital** - The total of common shareholders' equity, perpetual preferred shareholders' equity with noncumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

**Upper-Income** - Income levels that are 120 percent or more of the MFI.

## Overall CRA Rating

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

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

<b>Performance Levels</b>	First National Bank of Joliet Performance Tests		
	Lending Test	Investment Test	Service Test
Outstanding			
High Satisfactory	X	X	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:

- Lending levels reflect good responsiveness by FNBJ to the credit needs of its Assessment Area (AA).
- A good distribution of FNBJ's loans among geographies and among borrowers of different income levels throughout its AA.
- The bank's level of community development loans and its leadership role in community development lending reflect an excellent responsiveness to community credit needs.
- Investments reflect good responsiveness to a moderate level of opportunities in the AA.
- Accessibility of FNBJ's offices to geographies and borrowers of different income levels and the responsiveness of FNBJ's services to the needs of its AA are good.

## **Description of Institution**

First National Bank of Joliet (FNBj) is a large community bank headquartered in Joliet, Illinois. FNBj is a wholly owned subsidiary of First National Bankcorp Inc., a one-bank holding company also headquartered in Joliet, Illinois. As of December 31, 2000, FNBj reported total assets of \$1 billion. FNBj is an intrastate bank with 18 offices serving portions of DeKalb and Grundy Counties and most of Kendall and Will Counties, all of which are in the Chicago Metropolitan Statistical Area. Since the previous CRA evaluation, FNBj opened three offices in Will County.

FNBj is a full service lender offering various loan and deposit products. FNBj offers a full range of business loans, conventional mortgages, home improvement loans, consumer loans, and farm loans. As of December 31, 2000, net loans represented 56 percent of total assets and consisted of residential real estate loans (24 percent), commercial and commercial real estate loans (38 percent), consumer loans (35 percent), farm loans (2 percent), and municipal loans (1 percent).

There are no legal, financial or other factors impeding FNBj's ability to help meet the credit needs of the communities it serves. As of December 31, 2000, FNBj reported Tier 1 capital of \$89 million.

FNBj was rated "Satisfactory" at its last CRA evaluation dated April 20, 1998.

## Scope of the Evaluation

The evaluation period for the Lending Test, excluding Community Development (CD) loans, is January 1, 1998 through December 31, 2000. There is an overlap in the time between the last evaluation dated April 20, 1998 and this evaluation period which starts January 1, 1998 because the last evaluation only considered lending data through year-end 1997. The evaluation period for the Investment Test, the Service Test, and CD loans is April 21, 1998 through April 23, 2001.

Products included in FNB's Lending Test analysis included home mortgage loans, small loans to businesses, small loans to farms, and CD loans.

### Data Integrity

The Community Reinvestment Act requires that banks, other than small banks, collect and maintain certain data regarding originations and purchases of small business, small farm, and HMDA loans.

As part of our evaluation, we performed a data integrity review on the bank's HMDA and CRA data by comparing information from the bank's loan application register to actual loan files. We found the HMDA data to be reliable.

The bank was unable to provide the non-public, 1998 CRA micro data due to an error in the storage of that data. Therefore, we were unable to verify 1998 CRA data and did not consider it during this evaluation. We identified errors in the bank's publicly reported 1999 CRA data and accumulated 2000 CRA data. The majority of the errors were a result of the bank reporting loans as small business loans that were actually non-reportable loans. Subsequent to the data integrity review, the bank corrected the errors and revised the CRA loan application register. As a result, we were able to evaluate the bank's distribution of small business loans based on accurate data.

We verified CD loans, investments and services submitted by FNB's management to ensure that they met the regulatory definition for CD. Some items submitted by FNB for consideration were excluded from this evaluation because they did not meet the definition or purpose of CD.

### Selection of Areas for Full-Scope Review

FNB has one AA consisting of 73 census tracts (CTs) in Will, Kendall, Grundy, and DeKalb Counties, all of which are in the Chicago MSA. Three CTs are low-income, 8 are moderate-income, 46 are middle-income, and 16 are upper-income. This AA represents FNB's major markets and accounts for approximately 94 percent of FNB's deposit and lending activity during this evaluation period. The ratings are based on conclusions reached in the evaluation of FNB's performance in this full scope AA.

Refer to Appendix A for additional information regarding the area receiving a full-scope review.



## **Ratings**

The bank's overall rating is based on the bank's AA in the Chicago MSA. The AA received a full-scope review.

When determining conclusions for the Lending Test, home mortgage products were weighted more heavily than small business and small farm lending. This weighting is reflective of the bank's higher home mortgage lending volume.

## **Other**

Two community contacts from the bank's AA were made during the evaluation. These contacts included a city/regional chamber of commerce office and a city economic development office. The contacts stated the primary credit needs are loans for business expansion and start-up, improvements to existing housing stock, and affordable housing.

Another need mentioned by one of the contacts is education and retraining opportunities for the available labor force. Economic growth in the area is high and labor skills are not matched to the types of businesses moving into the area.

## **Fair Lending Review**

An analysis of recent HMDA, small business, and small farm lending data, public comments, and consumer complaint information was performed according to the OCC's risk based fair lending approach. Based on its analysis of information, the OCC decided that a comprehensive fair lending examination would not need to be conducted in connection with the CRA evaluation this year. The latest comprehensive fair lending examination was performed as of April 20, 1998.

## **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."

#### **Lending Activity**

Refer to Table 1 in Appendix C for the facts and data used to evaluate the bank's lending activity.

Approximately 84 percent of FNB's loans originated/purchased in the AA during the evaluation period are home mortgage loans, 14 percent are small loans to businesses, and the remaining 2 percent are small loans to farms. Of the total home mortgage loans, home mortgage refinance loans accounted for 49 percent, home improvement loans accounted for 29 percent, and home purchase loans accounted for 21 percent. The remaining 1 percent is multi-family loans.

FNB's lending activity in the AA is excellent. Because of the large number of lenders compared to insured financial institutions within FNB's AA, we weighted the bank's percentile ranking in the loan and deposit markets more heavily than the actual values of market rank and market share. Information on deposit market share compiled by the FDIC for the year 2000 shows that the bank ranks second out of 65 institutions (placing the bank in the 97th percentile), with a deposit market share of 11.14 percent in the four counties comprising the bank's market.

Based on 1999 HMDA aggregate data, FNB ranks fifth (99<sup>th</sup> percentile) out of 552 lenders, with 2.77 percent market share in the bank's AA for all HMDA reportable loans. The four lenders that ranked higher than FNB in the 1999 HMDA aggregate data are large national mortgage companies. FNB is the largest originator/purchaser of home improvement loans in the bank's AA, with 11.87 percent market share. FNB ranks 18<sup>th</sup> (96<sup>th</sup> percentile) out of 420 lenders originating/purchasing home purchase loans in the AA with a 1.33 percent market share. FNB ranks fifth (99<sup>th</sup> percentile) out of 411 lenders originating/purchasing home refinance loans in the AA with 3.13 percent market share.

Based on 1999 CRA aggregate data, FNB is the fifth (96<sup>th</sup> percentile) largest of 133 lenders originating/purchasing small loans to businesses, with a 3.92 percent market share. There are four large credit card banks that rank higher than FNB. FNB is the seventh largest originator/purchaser of small loans to farms, with a 4.56 percent market share in the AA.

## **Distribution of Loans by Income Level of the Geographies**

The geographic distribution of FNB's home mortgage loans, small loans to businesses, and small loans to farms reflects good penetration throughout the AA geographies.

### ***Home Mortgage Loans***

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

The overall geographic distribution of home mortgage loans is good in the full-scope AA.

Home purchase loan geographic distribution is excellent. The percentage of home purchase loans made in the low-income geographies (3.72 percent) greatly exceeds the percentage of owner-occupied housing units (1.10 percent) that are in those geographies.

The percentage of the bank's home purchase loans made in the moderate-income geographies (6.14 percent) is very near the percentage of owner-occupied housing units (6.67 percent) that are in those geographies. The bank's market share for loans made in the low-income geographies (4.38 percent) greatly exceeds its overall market share (1.33 percent) for home purchase loans. The bank's market share for loans made in the moderate-income geographies (2.46 percent) exceeds its overall market share (1.33 percent) for home purchase loans.

Home improvement loan geographic distribution is good. The percentage of the bank's home improvement loans made in low-income geographies (.47 percent) is below the percentage of owner-occupied housing units (1.10 percent) in those geographies. Aggregate 1999 HMDA data show that there were only 29 home improvement loans originated or purchased within the low-income geographies. The percentage of the bank's home improvement loans made in the moderate-income geographies (10.01 percent) greatly exceeds the percentage of owner-occupied housing units (6.67 percent) that are in those geographies. The bank's market share for loans made in the low-income geographies (3.45 percent) is well below its overall market share (11.87 percent) for home improvement loans. The bank's market share for loans made in the moderate-income geographies (12.59 percent) exceeds its overall market share (11.87 percent) for home improvement loans.

Refinance loan geographic distribution is good. The percentage of the bank's refinance loans made in the low-income geographies (.70 percent) is below the percentage of owner-occupied housing units (1.10 percent) in those geographies. The percentage of the bank's refinance loans made in the moderate-income geographies (6.11 percent) is very near the percentage of owner-occupied housing units (6.67 percent) in those geographies. The bank's market share for refinance loans made in the low-income geographies (2.52 percent) is below its overall market share (3.13 percent) for refinance loans. The bank's market share for refinance loans made in the moderate-income geographies (4.39 percent) exceeds its overall market share (3.13 percent) for refinance loans.

### ***Small Loans to Businesses***

Refer to Table 5 in Appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to businesses.

The bank's geographic distribution of small loans to businesses in the AA is excellent. The percentage of the bank's small loans to businesses (4.27 percent) made in the low-income geographies exceeds the percentage of businesses (3.88 percent) that are in those geographies. The percentage of the bank's small loans to businesses made in the moderate-income geographies (4.91 percent) is near the percentage of businesses (5.55 percent) that are in those geographies. The bank's market share for small loans to businesses (7.96 percent) in the low-income geographies greatly exceeds its overall market share (3.92 percent) for small loans to businesses. The bank's market share for small loans to businesses (4.33 percent) in the moderate-income geographies exceeds its overall market share (3.92 percent) for small loans to businesses.

### ***Small Loans to Farms***

Refer to Table 6 in Appendix C for the facts and data used to evaluate the geographic distribution of the bank's origination/purchase of small loans to farms.

Small farm lending is not a significant portion of the bank's business and therefore little weight was given to small loans to farms.

The bank did not make any small loans to farms in the low- and moderate-income geographies in its AA. There are only 21 farms in the bank's AA that are in the low- and moderate-income geographies providing little opportunity to make small loans to farms.

### ***Lending Gap Analysis***

Maps and reports detailing FNB's lending activity over the evaluation period for home mortgage loans, small loans to businesses, and small loans to farms were reviewed to identify gaps in the geographic distribution of those loans. No unexplained conspicuous gaps were identified.

### ***Inside/Outside Ratio***

A large majority of home mortgage loans, small loans to businesses, and small loans to farms originated or purchased by FNB over the evaluation period are within the AA. Eighty-eight percent of the bank's home mortgage loans, 90 percent of its small loans to businesses, and 61 percent of its small loans to farms are within its AA. This performance was positively factored into the overall analysis of the geographic distribution of lending by income level of geographies.

### **Distribution of Loans by Income Level of the Borrower**

Refer to Tables 7, 8 and 9 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 FNB's lending reflects a good dispersion among borrowers of different income levels in the bank's AA.

### **Home Mortgage Loans**

Refer to Tables 7, 8, and 9 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 home mortgage loans is good in the bank's AA. We placed more emphasis on refinance mortgage loans since the volume of these loans exceeds the volume of home purchase and home improvement loans.

The borrower distribution for home purchase loans is good. Home purchase loans (12.60 percent) made to low-income borrowers is near the percentage of low-income families (14.63 percent) in the AA. Home purchase loans (27.46 percent) made to moderate-income borrowers greatly exceed the percentage of moderate-income families (17.22 percent) in the AA. Market share for loans made to low-income borrowers (2.52 percent) and moderate-income borrowers (1.85 percent) exceeds the overall market share (1.33 percent) in the AA for home purchase loans.

The borrower distribution for home improvement loans is excellent. Home improvement loans made to low-income borrowers (14.84 percent) exceed the percentage of low-income families (14.63 percent) in the AA. Home improvement loans made to moderate-income borrowers (23.67 percent) greatly exceed the percentage of moderate-income families (17.22 percent) in the AA. Market share for home improvement loans made to low-income borrowers (20.56 percent) greatly exceeds the overall market share (11.87 percent) in the AA for home improvement loans. Market share for home improvement loans made to moderate-income borrowers (12.80 percent) exceeds the overall market share (11.87 percent) in the AA for home improvement loans.

The borrower distribution for home mortgage refinance loans is good. Refinance loans (8.49 percent) made to low-income borrowers is less than the percentage of low-income families (14.63 percent) in the AA. Refinance loans made to moderate-income borrowers (19.86 percent) exceed the percentage (17.22 percent) of moderate-income families in the AA. Market share for refinance loans made to low-income borrowers and moderate-income borrowers (4.04 percent and 3.98 percent respectively) exceeds the overall market share (3.13 percent) in the AA for refinance loans.

### ***Small Loans to Businesses***

Refer to Table 10 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.

Borrower distribution of small loans to businesses is adequate. FNB's small loans to businesses with revenues less than \$1 million (46.58 percent) is below the percentage of small businesses (86.82 percent) in the AA. FNB ranks ninth out of 129 lenders with a

market share of 2.64 percent for small loans made to businesses with revenues less than \$1 million. This market share is below the overall market share of 3.92 percent for loans to all businesses. Four of the eight financial institutions with a greater market share are large national credit card banks.

### ***Small Loans to Farms***

Refer to Table 11 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.

Borrower distribution of small loans to farms is adequate. As previously stated, little weight was given to the bank's small loans to farms. FNBJ's small loans to small farms (86.84 percent) are near the percentage of small farms (97 percent) in the AA. Market share of small loans made to small farms (4.26 percent) is near the overall market share (4.56 percent) for small loans to all farms.

### **Community Development Lending**

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

Community development lending had a positive effect on the Lending Test conclusions.

During the evaluation period, FNBJ extended 25 community development loans totaling approximately \$4.8 million. FNBJ has been a leader in making community development loans in response to identified credit needs. In April 2000, the Metropolitan Planning Council of Chicago again recognized FNBJ for being a leader in the development of the Richards Grove Project. The Richards Grove Project was the first of its kind where a brown site was redeveloped into detached single family homes for low and moderate-income individuals. Examples of these loans are as follows:

FNBJ extended a \$1 million line of credit to the City of Joliet in August 1999. The line, to be used for the city's Scattered Site Housing Program, includes the rehabilitation of single family homes in low- and moderate-income areas. These homes are then targeted for sale to low- and moderate-income buyers.

In April 2000, FNBJ extended a \$547 thousand construction line of credit to the City of Joliet, allowing the city to proceed with the next step of its affordable housing program. Funds were allocated for the construction of five new homes under the city's Scattered Site Housing Program. The new homes were then targeted to low- and moderate-income buyers.

FNBJ extended six CD loans totaling approximately \$591 thousand to non-profit community organizations and individual borrowers for the construction and rehabilitation of housing in low- and moderate-income areas, which provided affordable rental housing to low- and moderate-income individuals.

FNBJ extended nine CD loans totaling approximately \$709 thousand to non-profit

community organizations to construct and rehabilitate facilities that provide CD services such as child care, drug rehabilitation, and education and training opportunities to low- and moderate-income persons and disadvantaged youth from low- and moderate-income families.

## **Product Innovation and Flexibility**

Product flexibility had a positive effect on the Lending Test conclusions.

FNBJ makes good use of flexible loan programs that benefit low- and moderate-income borrowers. Programs listed below have helped to promote affordable housing:

- *Illinois First Time Homebuyers Program*: FNBJ is an approved lender under the Illinois Housing Development Authority's first time homebuyer's program. This program provides below market rate financing on long-term fixed-rate mortgages to first time homebuyers throughout Illinois. These first time home buyers are primarily low- and moderate-income individuals. During this evaluation period, the bank has extended 58 of these loans totaling over \$4.6 million.
- *FHA Title I*: FNBJ has been involved with the Title I FHA program for over 50 years. These loans are targeted to low- and moderate-income individuals for the purpose of improving personal residences. There are no costs to the customer except a recording fee for loans over \$4000. These loans are made for smaller dollar amounts to improve or replace roofs, driveways and other small home improvements. The customers do not need any equity in their homes to qualify. The maximum loan amount is \$14,500. During the evaluation period, FNBJ has extended 243 FHA Title I loans for a total of \$1.5 million.
- *City of Joliet Home Improvement Loan Program*: These loans, which are initiated by the City of Joliet, are to improve properties that are in the City's targeted low- and moderate-income areas. The City grants the property owner part of the improvement cost at zero interest, and after a period of time, no repayment. FNBJ loans the remaining balance of the project at a reduced interest rate. The bank extended two of these loans for a total of \$38 thousand, during the evaluation period.

## **INVESTMENT TEST**

### **Conclusions for Area(s) Receiving Full-Scope Reviews**

The bank's performance under the Investment Test is rated "High-Satisfactory." Based on a full-scope review the bank's performance in its AA is good. This conclusion is based on the needs and opportunities within the market identified through community contacts and in consideration of the bank's size and financial capacity. The bank invests in many organizations serving low- and moderate-income residents in the assessment area.

Refer to Table 12 in Appendix C for the facts and data used to evaluate the bank's level of qualified investments.



During the evaluation period, FNBJ's qualified investments consisted of grants, donations and larger investments totaling approximately \$3 million. Discussions with FNBJ's personnel and community contacts indicated that opportunities for investments are moderate.

**Qualifying Grants/Donations** - During the evaluation period, FNBJ provided 22 grants and donations totaling approximately \$328 thousand to nine different local non-profit organizations for various projects and initiatives that have a CD purpose. Examples of these projects include:

- The bank continues to contribute to the Center for Economic Development (CED). This funding, totaling \$150 thousand, helps this organization to create jobs for low- and moderate-income individuals, provide capital investment for small businesses in low- and moderate-income geographies, and address gaps and deficiencies in lifestyle amenities and business infrastructure, thereby helping to revitalize and stabilize low- and moderate-income geographies. CED has been instrumental in helping to locate new businesses in abandoned business sites within low- and moderate-income areas of Joliet.
- The bank has supported, through donations of \$20 thousand, the Senior Services Centers, located in both low- and moderate-income areas of Joliet. This organization serves the needs of low- and moderate-income elderly citizens in the area. They provide and deliver hot meals to those unable to get out. Other services include transportation for shopping and medical services.
- The bank has contributed over \$82 thousand to the local United Way during the evaluation period. Over 50 percent of the organizations benefiting from these contributions target their services to low- and moderate-income persons.
- The bank has contributed over \$33,000 to the Will-Grundy Medical Center. This medical center is in a low-income geography within the bank's AA and provides no cost medical coverage to the uninsured. The clinic provided medical services to over six thousand low- and moderate-income persons during the year 2000.

**Investments:** Qualifying investments for FNBJ during this evaluation period totaled \$2.7 million. FNBJ exhibits good responsiveness to credit and community development needs. The bank has increased its investment activity by 69 percent over the last evaluation. Specific noteworthy investments include:

- The bank purchased general obligation bonds totaling \$604 thousand from the Joliet Park District. These funds were used to purchase condemned property for parks located in low-income geographies and will help revitalize and stabilize this area.
- FNBJ purchased general obligation bonds to support the Joliet Public School District #86 totaling \$2.1 million. These investments were used to finance improvements pursuant to the Fire and Safety Code for the school district. District #86 reports that more than 58 percent of its student body are from low- and moderate-income families.

## **SERVICE TEST**

### **Conclusions for Areas Receiving Full-Scope Reviews**

The bank's performance under the Service Test is rated "High Satisfactory."

#### **Retail Banking Services**

Refer to Table 13 in Appendix C for the facts and data used to evaluate the distribution of the bank's branch delivery system and branch openings and closings.

Accessibility to the bank's delivery systems in the AA is considered good. FNB's delivery systems are accessible to geographies and individuals of different income levels throughout the AA. FNB has 16 full service locations and two locations limited to deposit services.

The distribution of FNB's offices throughout low-income geographies (6.25 percent) exceeds the distribution of population (2.77 percent) living in such geographies. The bank's main office is located in one of the three low-income geographies in the bank's AA. The bank does not have any branches in the moderate-income geographies in which 9.91 percent of the population reside. However, the furthest corner of a low- or moderate-income geography is within approximately four miles of the main office or branch location.

No offices were closed during the evaluation period. The effect of the branch openings on the low- and moderate-income geographies is neutral.

FNB's hours and services offered throughout the AA are good. Office hours and services, including the availability of loan officers for all loan products, are comparable among locations regardless of the income level of the geographies. Banking hours and services provided Monday through Friday are supplemented by Saturday hours at the majority of banking facilities (including the main location and its drive in facility which is located in a low- income geography). Three locations provide Sunday hours.

FNB's ATM network offers an effective alternative delivery system for delivering retail banking services in low- and moderate-income geographies and to low- and moderate-income individuals. FNB's ATMs in low-income geographies (4.76 percent) exceeds the percentage of the population (2.77 percent) within those geographies. FNB's ATMs in moderate-income geographies (14.29 percent) exceeds the percentage of the population (9.91 percent) within those geographies.

Other alternative delivery systems include bank by mail and telephone banking. The bank does not track use of these systems by income levels, therefore we did not place significant weight on these alternative delivery systems when drawing our CRA performance conclusions.

#### **Community Development Services**

FNB's performance in providing CD services to its AA has a positive impact on the bank's service test. Numerous bank employees spend a great number of hours providing services

to organizations that have community development as their primary purpose. The bank is considered a leader in providing CD services.

Major highlights of CD service activities in the AA during the evaluation period include:

**United Way:** An FNB officer has served on the local United Way Allocations committee for the last 10 years. This committee evaluates and recommends United Way funding to community not-profit social service agencies. The officer also serves as a financial adviser reviewing each service agency's financial reports. Over 50 percent of the organizations benefiting from the local United Way target their services to low- and moderate-income persons.

**City Center Partnership:** Several members of the bank's management are involved with this organization serving in leadership capacities on the Economic Development committee. The purpose of the organization is to re-develop downtown Joliet (a low-income geography) resulting in job creation for low- and moderate-income individuals. An additional member of the bank chairs the marketing committee for this organization, providing financial expertise as how to best market the services this organization can provide to prospective businesses.

**Guardian Angel Home:** A FNB officer serves as Chairman of the Board of this organization providing financial expertise for funding of various programs administered by the organization. The organization focuses on assisting troubled and underprivileged youth and their families. Guardian Angel Home serves predominantly low- and moderate-income families. The residential unit houses troubled youth that are problem placements for the Department of Children and Family Services and the Department of Corrections. The organization additionally provides schooling, housing, and counseling for this population.

**Workforce Investment Board of Will County (WIC):** One of the employees of FNB was appointed by the Will County Board to represent the business community for this organization. The bank employee provides financial expertise by helping the WIC board to coordinate, consolidate and improve employment, training, literacy, and vocational rehabilitation programs in Will County. All recipients of this program are qualified either as low- or moderate-income individuals.

**First Time Homebuyers Education Program:** FNB and the City of Joliet in conjunction with University of Illinois and the Will County Center for Community Concern have come together to provide an educational program for first time home buyers in low- and moderate-income areas. These first time homebuyers are primarily low- and moderate-income individuals. The representative from FNB assists with the financial planning portion of the program.

**Will County Habitat for Humanity:** The focus of this organization primarily is home ownership for the low- and moderate-income families in the Joliet and Lockport area. A member of the FNB staff donates time assisting in the mortgage review for individual perspective homeowners providing financial expertise.





## Appendix B: Market Profile for Full-Scope Area

### DeKalb, Kendall, Grundy and Will Counties Market Profile

Demographic Information for the Area: DeKalb, Kendall, Grundy and Will Counties in Chicago MSA Evaluation Period: 01/02/1998 TO 12/31/2000											
Demographic Characteristic	Total	Low Income Tracts		Mod Income Tracts		Middle Income Tracts		Upper Income Tracts		NA Income Tracts	
	#	percent	#	percent	#	Percent	#	percent	#	percent	#
Geographies (Census Tracts /BNAs)	73	4.11	3	10.96	8	63.01	46	21.92	16	0.00	0
Population by Geographies	324,850	2.77	8,999	9.91	32,193	64.18	208,503	23.14	75,155	0.00	0
Owner-Occupied Housing by Geographies	81,924	1.10	903	6.67	5,461	67.51	55,303	24.73	20,257	0.00	0
Business by Geographies	11,234	3.88	436	5.55	624	64.76	7,275	25.81	2,899	0.00	0
Farms by Geographies	866	0.23	2	2.19	19	78.75	682	18.82	163	0.00	0
Family Distribution by Income Level	84,710	14.63	12,397	17.22	14,584	29.27	24,793	38.88	32,936	0.00	0
Distribution of Low and Moderate Income Families throughout AA Geographies	26,981	5.39	1,455	14.37	3,877	68.65	18,522	11.59	3,127	0.00	0
Median Family Income	\$42,758	Median Housing Value		\$108,960							
HUD Adjusted Median Family Income for 2000	\$67,900	Unemployment Rate		4.55 percent							
Households Below Poverty Level	10.45 percent										

(\*) The NA category consists of geographies that have not been assigned an income classification.  
Source: 1990 U.S. Census, and 2000 HUD updated MFI.

### DESCRIPTION OF ASSESSMENT AREA

The bank's AA is made up of portions of DeKalb and Grundy Counties and almost all of Kendall and Will counties. FNBj has 18 offices located throughout the AA. Sixteen of the bank's offices are in Will County, one is in Kendall County and one is in Grundy County.

As of June 30, 2000, 100 percent of FNBj's deposits were derived from this AA. Over the evaluation period, 88 percent of the home mortgage loans, 90 percent of the small loans to businesses, and 61 percent of small loans to farms were derived from this AA.

FNBj's deposits in the counties that make up the AA total approximately \$817 million. Based on FDIC deposit market share data as of June 30, 2000, this equates to an 11.14 percent deposit market share, ranking FNBj as the second largest deposit taking institution in the AA. The leading deposit taking institution has a 15.42 percent deposit market share.

FNBJ also serves the AA with 21 ATMs. The ATMs are located at sixteen of FNBJ's offices and at five off-premise locations. Many of the offsite ATM locations are inside small grocery stores, community centers and service stations.

The economy within the AA is primarily services oriented. Construction and retail trades are also significant industries, closely followed by manufacturing, finance and agriculture.

As of third quarter 2000, the unemployment level for the AA averaged 3.7 percent. This compares favorably to the state unemployment rate of 4.3 percent and the U.S. unemployment rate of 4.0 percent. Major employers include Caterpillar, Com Ed, Mobil Oil, NICOR and riverboat casinos.

A moderate level of community resources and opportunities for partnerships exist to facilitate activities to address the unmet credit and community development needs of the AA. These conclusions are based on discussions with local government officials, our review of CRA performance evaluations of other financial institutions operating in the AA, and discussions with bank management.

## Appendix C: Tables of Performance Data

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### 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: purchased loans are treated as originations/purchases; market rank is based on the number of loans originated and purchased by the bank as compared to all other lenders in the MSA/assessment area; 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 MSA/assessment area.

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 MSA/assessment area.
- 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 rank and 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 Refinance Loans** - See Table 2.
- Table 5. 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 rank and market share information based on the most recent aggregate market data available.
- Table 6. 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 rank and market share information based on the most recent aggregate market data available.

- Table 7. 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 MSA/assessment area. The table also presents market rank and market share information based on the most recent aggregate market data available.
- Table 8. Borrower Distribution of Home Improvement Loans** - See Table 7.
- Table 9. Borrower Distribution of Refinance Loans** - See Table 7.
- Table 10. 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. The table also compares the banks percentage distribution with the percentage of loans originated and purchased by all other small business reporters in the bank's AA to businesses with revenues of \$1 million or less and is based on the most recent aggregate market data available. 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 11. Borrower Distribution of Small Loans to Farms** - Compares the percentage distribution of the number of small loans (less than or equal to \$500 thousand) 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. The table also compares the banks percentage distribution with the percentage of loans originated and purchased by all other small farm reporters in the bank's AA to farms with revenues of \$1 million or less and is based on the most recent aggregate market data available. 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 12. Qualified Investments** - Presents the number and dollar amount of qualified investments made by the bank in each MSA/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 have been reported on schedule RC-L of the Call Reports as an off-balance sheet item.

**Table 13. 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 geographies in each MSA/AA. The table also presents data on branch openings and closings in each MSA/AA.

**Table 14. 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 the population within each geographies. 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 MSA/assessment area.

**Table 1. Lending Volume**

LENDING VOLUME												Evaluation Period: 01/02/1998 TO 12/31/2000											
MSA/Assessment Area	% of Rated Area Deposits in MSA/AA*	Home Mortgage		Small Loans to Businesses		Small Loans to Farms		Community Development		Total Reported Loans		% of Rated Area Loans (#) in AA											
		#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)	#	\$ (000's)												
DeKalb, Kendall, Grundy, and Will Counties	100.00	2,897	186,237	468	49,650	76	6,242	25	4,833	3,466	246,962	100.00											

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\* Deposit Data as of June 30, 1999

Charter Number: 10000013705

**Table2. Geographic Distribution of Home Purchase Loans**

Geographic Distribution: HOME PURCHASE										Evaluation Period: 01/02/1998 TO 12/31/2000						
MSA/Assessment Area	Low Income Geographies		Moderate Income Geographies		Middle Income Geographies		Upper Income Geographies		Overall Market Rank*	Market Share by Geography*					Total Home Purchase Loans	
	% 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	#	% of Total**
<b>Full Scope</b>																
DeKalb, Kendall, Grundy, and Will Counties	1.10	3.72	6.67	6.14	67.51	68.34	24.73	21.81	18	1.33	4.38	2.46	1.76	0.69	619	100.00

\* Based on 1999 Aggregate HMDA Data Only only. Market rank is for all income categories combined.

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

Charter Number: 10000013705

**Table 3. Geographic Distribution of Home Improvement Loans**

Geographic Distribution: HOME IMPROVEMENT										Evaluation Period: 01/02/1998 TO 12/31/2000						
MSA/Assessment Area	Low Income Geographies		Moderate Income Geographies		Middle Income Geographies		Upper Income Geographies		Overall Market Rank*	Market Share by Geography*					Total Home Improvement Loans	
	% 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	#	% of Total**
<b>Full Scope</b>																
DeKalb, Kendall, Grundy, and Will Counties	1.10	0.47	6.67	10.01	67.51	70.55	24.73	18.96	1	11.87	3.45	12.59	14.51	7.09	849	100.00

\* Based on 1999 Aggregate HMDA Data Only only. Market rank is for all income categories combined.

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

Charter Number: 10000013705

**Table 4. Geographic Distribution of Home Mortgage Refinance Loans**

Geographic Distribution: HOME MORTGAGE REFINANCE										Evaluation Period: 01/02/1998 TO 12/31/2000						
MSA/Assessment Area	Low Income Geographies		Moderate Income Geographies		Middle Income Geographies		Upper Income Geographies		Overall Market Rank*	Market Share by Geography*					Total Home Mortgage Refinance Loans	
	% 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	#	% of Total**
<b>Full Scope</b>																
DeKalb, Kendall, Grundy, and Will Counties	1.10	0.70	6.67	6.11	67.51	68.21	24.73	24.98	5	3.13	2.52	4.39	3.88	1.87	1,425	100.00

\* Based on 1999 Aggregate HMDA Data Only only. Market rank is for all income categories combined.

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

Charter Number: 10000013705

**Table 5. Geographic Distribution: Small Loans to Businesses**

Geographic Distribution: SMALL BUSINESS																	Evaluation Period: 01/02/1998 TO 12/31/2000																
MSA/Assessment Area	Low Income Geographies		Moderate Income Geographies		Middle Income Geographies		Upper Income Geographies		Overall Market Rank*	Market Share by Geography*					Total Small Business Loans																		
	% of Businesses	% Bank Loans	% of Businesses	% Bank Loans	% of Businesses	% Bank Loans	% of Businesses	% Bank Loans		Overall	Low	Mod	Mid	Upp	#	% of Total**																	
<b>Full Scope</b>																																	
DeKalb, Kendall, Grundy, and Will Counties	3.88	4.27	5.55	4.91	64.76	70.09	25.81	20.73	5	3.92	7.96	4.33	4.21	3.16	468	100.00																	

\* Based on 1999 Aggregate Small Business Data Only only. Market rank is for all income categories combined.

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

Charter Number: 10000013705

**Table 6. Geographic Distribution: Small Loans to Farms**

Geographic Distribution: SMALL FARM																
Evaluation Period: 01/02/1998 TO 12/31/2000																
MSA/Assessment Area	Low Income Geographies		Moderate Income Geographies		Middle Income Geographies		Upper Income Geographies		Overall Market Rank*	Market Share by Geography*					Total Small Farm Loans	
	% of Farms	% Bank Loans	% of Farms	% Bank Loans	% of Farms	% Bank Loans	% of Farms	% Bank Loans		Overall	Low	Mod	Mid	Upp	#	% of Total**
<b>Full Scope</b>																
DeKalb, Kendall, Grundy, and Will Counties	0.23	0.00	2.19	0.00	78.75	86.84	18.82	13.16	7	4.56	0.00	0.00	4.32	10.00	76	100.00

\* Based on 1999 Aggregate Small Business Data Only only. Market rank is for all income categories combined.

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



Charter Number: 10000013705

**Table 7. Borrower Distribution of Home Purchase Loans**

Borrower Distribution: HMDA HOME PURCHASE										Evaluation Period: 01/02/1998 TO 12/31/2000							
MSA/Assessment Area	Low Income Borrowers		Moderate Income Borrowers		Middle Income Borrowers		Upper Income Borrowers		Overall Market Rank*	Market Share by Borrower Income*					Total Home Purchase Loans		
	% of Families	% Bank Loans**	% of Families	% Bank Loans**	% of Families	% Bank Loans**	% of Families	% Bank Loans**		Overall	Low	Mod	Mid	Upp	#	% of Total***	
<b>Full Scope</b>																	
DeKalb, Kendall, Grundy, and Will Counties	14.63	12.60	17.22	27.46	29.27	27.46	38.88	31.18	18	1.33	2.52	1.85	1.35	1.46	619	100.00	

\* Based on 1999 Aggregate HMDA Data only. Market rank is for all income categories combined.

\*\* As a percentage of loans with borrower income information available.

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

Charter Number: 10000013705

**Table 8. Borrower Distribution of Home Improvement Loans**

Borrower Distribution: HOME IMPROVEMENT										Evaluation Period: 01/02/1998 TO 12/31/2000						
MSA/Assessment Area	Low Income Borrowers		Moderate Income Borrowers		Middle Income Borrowers		Upper Income Borrowers		Overall Market Rank*	Market Share By Borrower Income*					Total Home Improvement Loans	
	% of Families	% Bank Loans**	% of Families	% Bank Loans**	% of Families	% Bank Loans**	% of Families	% Bank Loans**		Overall	Low	Mod	Mid	Upp	#	% of Total***
<b>Full Scope</b>																
DeKalb, Kendall, Grundy, and Will Counties	14.63	14.84	17.22	23.67	29.27	32.16	38.88	28.27	1	11.87	20.56	12.80	10.94	10.56	849	100.00

\* Based on 1999 Aggregate HMDA Data only. Market rank is for all income categories combined.

\*\* As a percentage of loans with borrower income information available.

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

Charter Number: 10000013705

**Table 9. Borrower Distribution of Home Mortgage Refinance Loans**

Borrower Distribution: HOME MORTGAGE REFINANCE										Evaluation Period: 01/02/1998 TO 12/31/2000						
MSA/Assessment Area	Low Income Borrowers		Moderate Income Borrowers		Middle Income Borrowers		Upper Income Borrowers		Overall Market Rank*	Market Share by Borrower Income*					Total Home Mortgage Refinance Loans	
	% of Families	% Bank Loans**	% of Families	% Bank Loans**	% of Families	% Bank Loans**	% of Families	% Bank Loans**		Overall	Low	Mod	Mid	Upp	#	% of Total***
<b>Full Scope</b>																
DeKalb, Kendall, Grundy, and Will Counties	14.63	8.49	17.22	19.86	29.27	32.63	38.88	36.84	5	3.13	4.04	3.98	4.05	4.24	1,425	100.00

\* Based on 1999 Aggregate HMDA Data only. Market rank is for all income categories combined.

\*\* As a percentage of loans with borrower income information available.

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

Charter Number: 10000013705

**Table 10. Borrower Distribution: Small Loans to Businesses**

Borrower Distribution: SMALL BUSINESS		Evaluation Period: 01/02/1998 TO 12/31/2000							
MSA/Assessment Area	Businesses With Revenues of \$1 million or less		% Distribution of Loans by Original Amount Regardless of Business Size			Market Share*		Total Small Loans to Businesses	
	% Business**	% Bank Loans***	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$500,000	All	Rev \$ 1 Million or Less	#	% of Total****
<b>Full Scope</b>									
DeKalb, Kendall, Grundy, and Will Counties	86.82	46.58	68.38	20.94	10.68	3.92	2.64	468	100.00

\* The market consists of all other Small Business reporters in BANK's assessment area and is based on 1999 Aggregate Small Business Data only

\*\* Businesses with revenues of \$1 million or less as a percentage of all businesses.

\*\*\* Small loans to businesses with revenues of \$1 million or less as a percentage of all loans reported as small loans to businesses.

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

Charter Number: 10000013705

**Table 11. Borrower Distribution: Small Loans to Farms**

Borrower Distribution: SMALL FARM		Evaluation Period: 01/02/1998 TO 12/31/2000							
MSA/Assessment Area	Businesses With Revenues of \$ 1million or less		% Distribution Loans by Original Amount Regardless of Farm Size			Market Share*		Total Small Farm Loans	
	% Farms**	% Bank Loans***	\$100,000 or less	>\$100,000 to \$250,000	>\$250,000 to \$500,000	All	Rev \$ 1 Million or Less	#	% of Total****
<b>Full Scope</b>									
DeKalb, Kendall, Grundy, and Will Counties	97.00	86.84	72.37	19.74	7.89	4.56	4.26	76	100.00

\* The market consists of all other Small Farm reporters in the bank's assessment area and is based on 1999 Aggregate Small Business Data only

\*\* Farms with revenues of \$1 million or less as a percentage of all farms.

\*\*\* As a percentage of loans with borrower income information available.

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

Charter Number: 10000013705

**Table 12. Qualified Investments**

QUALIFIED INVESTMENTS									
Evaluation Period: 01/02/1998 TO 12/31/2000									
MSA/Assessment Area	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
<b>Full Scope</b>									
DeKalb, Kendall, Grundy, and Will Counties	0	0	30	3,028	30	3,028	100.00	0	0

\* 'Prior Period Investments' means investments made in a previous evaluation period that remains outstanding.

\*\* "Unfunded Commitments" means legally binding commitments reported on Report of Condition Schedule L-"Off-Balance Sheet Items".

Charter Number: 10000013705

**Table13. Distribution of Branch Delivery System and Branch Openings/Closings**

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS										Evaluation Period: 01/02/1998 TO 12/31/2000							
MSA/Assessment Area	Deposits	Branches						Branch Openings/Closings				Population					
	% of Rated Area Deposits in MSA/AA	# of Bank Branches	% of Rated Area Branches in MSA/AA	Location of Branches by Income of Geographies (%)				# of Branch Closings	# of Branch Openings	Net change in Location of Branches (+ or -)				% of the Population with Each Geography*			
				Low	Mod	Mid	Upp			Low	Mod	Mid	Upp	Low	Mod	Mid	Upp
<b>Full Scope</b>																	
DeKalb, Kendall, Grundy, and Will Counties	100.00	16	100.00	6.25	0.00	68.75	25.00	0	3	0	0	2	1	2.77	9.91	64.18	23.14

\* The percentage of the population in the MSA/AA that resides in these geographies.