



LARGE BANK

Comptroller of the Currency
Administrator of National Banks

Washington, DC 20219

Public Disclosure

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Community Reinvestment Act Performance Evaluation

**First National Bank
Charter Number: 14146**

**205 West Oak Street
Fort Collins, Colorado 80521**

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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 **First National Bank (FNB)** with respect to the Lending, Investment, and Service Tests:

Performance Levels	First National Bank 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:

- Lending activity reflects strong responsiveness to area credit needs.
- Geographic loan distributions are good for home mortgage loans and excellent for business loans.
- FNB achieved a good dispersion of loans among borrowers of different income levels and businesses of different sizes.
- The bank is a leader in providing community development loans, with more than \$19 million qualified loans over the evaluation period.
- The bank provided a good level of qualified investments in the Fort Collins Assessment Area.
- Retail delivery systems are readily accessible to geographies and individuals of different income levels.
- The bank is a leader in providing community development services, with more than 80 qualified service activities over the evaluation period.

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.

Block Numbering Area (BNA): A statistical subdivision of a county for grouping and numbering blocks in non-metropolitan counties where local census statistical area committees have not established census tracts. A BNA does not cross county lines.

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 householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

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

Geography: A census tract 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 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).

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

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 primary metropolitan area (PMA), metropolitan area (MA), or consolidated metropolitan area (CMA), as defined by the Office of Management and Budget, with a population of 250,000 or more, and any other area designated as such by the appropriate federal financial supervisory agency.

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. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as "small business loans" if the loans are reported on the TFR as nonmortgage, commercial 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

First National Bank (FNB) is a full-service financial institution headquartered in Fort Collins, Colorado. The bank offers a full range of credit products within its assessment area (AA) including commercial, real estate, and consumer loan products. The bank's primary focus is small business and home mortgage lending.

For purposes of CRA evaluation, FNB is an intrastate bank with offices located in Colorado only. The bank has seven business locations within its AA. The main bank and five branches are located in Fort Collins and one branch is located in the neighboring community of Loveland. FNB operates 32 automated teller machines (ATMs), 12 of which are cash dispensing ATMs. The bank does not have any subsidiaries.

FNB is a wholly owned subsidiary of First National of Colorado, Inc. (FNC). FNC is a multi-bank holding company that owns three full-service banks and one trust bank in Colorado. First National of Nebraska, Inc. (FNNI) owns 100 percent of FNC. FNNI is a multi-bank holding company headquartered in Omaha, Nebraska. FNNI owns a total of ten national banks and two state-chartered banks; and it has consolidated assets of \$12 billion. The banks are primarily located in Nebraska and adjacent midwestern states. Non-bank subsidiaries include mortgage, insurance and finance companies.

As of September 30, 2003, FNB had \$1.2 billion in total assets and Tier 1 capital of \$64 million. The bank's loan-to-deposit ratio on that date was 92 percent and net loans represented 80 percent of total assets. By dollar amount, the loan portfolio consisted of the following types of credit: 38 percent commercial and commercial real estate; 30 percent consumer (including 12 percent credit card receivables), 20 percent residential real estate; 10 percent financial institution; and 2 percent other loans.

The credit card receivables were purchased from an affiliate bank. Credit card lending is participated throughout the FNNI system. Credit card lending is national in scope, but concentrated in the central United States. The presence of purchased credit card receivables on FNB's balance sheet did not impact the bank's ability to lend or invest in the AA.

There were no known legal, financial, or other impediments that would hamper FNB's ability to help meet the credit needs of its AA. There were no merger or acquisition activities during the evaluation period.

The bank's rating at the last CRA examination dated November 8, 1999, was "Outstanding."

Scope of the Evaluation

Evaluation Period/Products Evaluated

Products reviewed in the lending test include home mortgage loans and small loans to businesses. The current evaluation period for these products is January 1, 2000 through December 31, 2002 (the prior evaluation went through 1999). Market comparisons are based on 2002 peer data, the most recent data available at the time of this evaluation.

The lending test analysis does not include farm or multifamily home mortgage loan distributions. Farm lending is insignificant to bank performance, accounting for less than 2 percent of its lending activity over the evaluation period. And the number of reported multifamily loans is insufficient for meaningful analysis.

The current evaluation period for the Investment and Service Tests is October 1, 1999 through December 31, 2002 (the prior evaluation went through September 30, 1999). At the bank's request, we also considered qualified donations by its holding company in the Investment Test.

Data Integrity

To assess the accuracy of the bank's publicly reported home mortgage, business and farm loan data, we compared reported information to credit file documentation for independent samples of loans. We did not identify any material reporting errors.

We reviewed information on all community development activities (loans, investments and services). Only those activities that qualified are presented and considered in this evaluation.

Selection of Areas for Full-Scope Review

We performed a full-scope review of the bank's sole assessment area, referred to as the "Fort Collins AA" throughout this report. The assessment area covers most of the Fort Collins-Loveland, Colorado Metropolitan Area (MA).

Ratings

The bank's overall rating is based exclusively on our full-scope review of the Fort Collins AA.

In the lending test assessment, we gave slightly more weight to home mortgage loans than business loans. Home mortgage lending accounts for 55 percent (by number) of bank loans over the evaluation period. Business lending represents 43 percent of bank loans.

Other

Refer to Appendix B for performance context information and a description of the community contacts used in this evaluation.

Fair Lending Review

We found no evidence of illegal discrimination or other illegal credit practices.

Conclusions with Respect to Performance Tests

LENDING TEST

Conclusions for Areas Receiving Full-Scope Reviews

FNB's Lending Test performance is rated "Outstanding" based on a full scope review of the Fort Collins AA. Performance is excellent as evidenced by a strong level of lending activity, good overall geographic distributions, good borrower income distributions, and an excellent level of community development lending.

Lending Activity

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

Lending levels reflect strong responsiveness in relation to area credit needs and bank's deposit market share. FNB has the largest share of deposits of 25 financial institutions with a presence in its assessment area. Bank deposits total \$957 million and represent 35 percent of area deposits.

Over the evaluation period, FNB originated \$355 million reportable home mortgage loans, \$282 million reportable business loans, \$19 million reportable community development loans and \$8 million reportable farm loans. At this level of lending activity, FNB reinvests its deposit base into these loan types every six years.

Lending activity is particularly impressive given the high level of competition in this market. Local competition includes several large, interstate banks (Wells Fargo, Bank One, Keybank, and U.S. Bank) as well as several independent banks. Non-local competitors include mortgage companies, credit card banks, and non-bank lenders. More than 400 lenders reported HMDA loans in the Fort Collins AA in the year 2002, and more than 65 lenders reported small business loans in the Fort Collins MA.

Among local banks for the year 2002, FNB reported the second-most HMDA loans in the Fort Collins AA. Wells Fargo (and its affiliated mortgage company) is the dominant local home mortgage lender. Nonetheless, FNB performance is strong given its size, capacity and the fact home mortgage lending was not a primary business focus prior to this evaluation period.

Among local reporting banks for the year 2002, FNB reported the second-most business loans (by number) in the Fort Collins MA. Wells Fargo ranked first, however FNB reported more business loan volume in the Fort Collins MA than any other lender (local or nonlocal). The second-ranked lender (Wells Fargo) reported 43 percent less business loan volume.

Distribution of Loans by Income Level of the Geography

The overall geographic distribution of loans is good.

Home Mortgage Loans

(Refer to Tables 2, 3, 4 and 5 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 reported home mortgage loans is good. Home refinance loans received the most weight in our assessment, followed by home purchase and home improvement loans. These loans respectively account for 49 percent, 34 percent and 17 percent of the bank's home mortgage lending (by number) in the Fort Collins AA.

Performance in low-income areas is good overall, given the fairly high level of families below poverty in low-income tracts (26 percent) and the intense competition for home mortgage loans. Low-income tract distributions are somewhat lower than the demographic comparator for home refinance and home improvement loans, but low-tract market shares exceed overall product shares. Performance is not as strong for home purchase loans, but still reasonable. Among local lenders for the year 2002, the bank's market rank for HMDA loans in low-income tracts (2nd) is consistent with its overall rank.

Performance in moderate-income areas is good. Moderate-income tract distributions are near, or exceed, the demographic comparator. The moderate-tract market share for home refinance loans substantially meets the overall product share. For home purchase loans, the moderate-tract share is near the overall product share. Among local lenders for the year 2002, the bank's market rank for HMDA loans in moderate-income tracts (2nd) is consistent with its overall rank.

Small Loans to Businesses

(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 businesses.)

Performance in both low- and moderate-income areas is excellent. Distributions exceed the demographic comparator, and both low-tract and moderate-tract market shares exceed the bank's overall share of reported business loans.

Small Loans to Farms

(Refer to Table 7 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.)

Our analysis does not include farm loan distributions. Farm lending is insignificant to the bank's performance in the Fort Collins AA.

Lending Gap Analysis

Our geographic distribution analysis included a review for lending gaps, particularly in low- and moderate-income areas. We did not identify any conspicuous gaps or under-served geographies in the Fort Collins AA.

Inside/Outside Ratio

A substantial majority of FNB's loans (83 percent by number) are inside its assessment area. By product type, 78 percent of home purchase, 88 percent of home improvement, 82 percent of home refinance, 86 percent of reported business loans, and 77 percent of reported farm loans are inside the Fort Collins AA. We viewed this as a positive characteristic in our evaluation of lending performance.

Distribution of Loans by Income Level of the Borrower

The overall distribution of loans by borrower income level is good.

Home Mortgage Loans

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

The overall distribution of home mortgage loans to borrowers of different income levels is good. Home refinance loans received the most weight in our assessment, followed by home purchase and home improvement loans. These loans respectively account for 49 percent, 34 percent and 17 percent of the bank's home mortgage lending (by number) in the Fort Collins AA.

Performance with low-income borrowers is good overall, given the percentage of families below poverty (7 percent) and the intense competition for home mortgage loans. While the low-income distributions are lower than the demographic comparator, the bank's low-income market shares consistently exceed its overall product shares. Among local lenders for the year 2002, the bank's market rank for HMDA loans to low-income borrowers (2nd) is consistent with its overall rank.

Performance with moderate-income borrowers is good. The moderate-income distribution substantially meets the demographic comparator for home purchase and refinance loans, and is near the demographic comparator for home improvement loans. The moderate-income market share for refinance loans exceeds the overall product share, and is near the overall product share for home purchase and improvement loans. Among local lenders for the year 2002, the bank's market rank for HMDA loans to moderate-income borrowers (2nd) is consistent with its overall rank.

Small Loans to Businesses

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

The distribution of loans to businesses of different sizes is good. The percentage of loans to small businesses (i.e. those with gross annual revenues of \$1 million or less) is near the demographic comparator, and the bank's market share of such loans significantly exceeds its overall product share. Among local lenders for the year 2002, FNB ranked 3rd in reported loans to small businesses in the Fort Collins MA.

Small Loans to Farms

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

Our analysis does not include farm loan distributions. Farm lending is insignificant to the bank's performance in the Fort Collins AA.

Community Development Lending

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

Community development lending positively impacted Lending Test performance. FNB is a leader in community development lending. Its responsiveness is excellent given its size, lending capacity, area needs and opportunities. We reviewed the CRA performance evaluations of all competing banks with an office facility in the Fort Collins AA and did not identify any lender with a higher volume of CD lending - or greater impact.

FNB originated 23 community development loans totaling \$19 million over the evaluation period as follows:

- 11 loans (totaling \$17.1 million) were for the acquisition, construction or rehabilitation of affordable housing. These loans facilitated 515 units of affordable housing for low- and moderate-income individuals/families in the Fort Collins AA. Affordable housing is an identified need in the area.
- 2 loans (totaling \$416 thousand) provided funding to Fort Collins' affordable housing organizations.
- 5 operating loans (totaling \$525 thousand) went to social service organizations that serve low- and moderate-income individuals in the Fort Collins AA.
- 2 loans (totaling \$100 thousand) provided funding to local economic development corporations.
- 3 loans (totaling \$1.1 million) were for the acquisition or rehabilitation of affordable housing in the neighboring communities of Berthoud and Greeley, Colorado. These loans facilitated an additional 85 units of affordable housing for low- and moderate-income individuals/families in the greater metropolitan area.

Product Innovation and Flexibility

FNB, in conjunction with the Poudre Valley Hospital, continues to offer an innovative loan program for individuals with uninsured medical expenses. The loan program primarily benefits LMI individuals and families. Flexible terms include waiver of the bank's normal loan fees, a fixed interest rate of 11 percent, and no collateral requirement. In comparison, the hospital's financing program has an interest rate of 18 percent. Over the evaluation period, FNB originated 242 loans totaling \$663 thousand under this program.

INVESTMENT TEST

Conclusions for Areas Receiving Full-Scope Reviews

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

FNB's Investment Test performance is rated "High Satisfactory" based on a full-scope review of the Fort Collins AA. Performance is good given the limited opportunity for local equity investments and the bank's responsiveness to assessment area needs. None of the investments are considered innovative or complex. Refer to the Market Profile in Appendix B for more detail regarding community development (CD) opportunities in the area.

Qualified investments include an \$850,000 equity investment in a regional community development corporation (CDC) subsidiary of an affiliate bank. We gave positive consideration to this investment because it has the potential to directly benefit the bank's assessment area and because bank management will play an active role in identifying and pursuing local projects for the CDC. Less consideration was provided to the investment amount given its limited impact to date. This is a recent investment for the bank (less than one year) and the CDC has not financed any local projects yet.

Qualified investments also include 64 donations (to 38 different organizations) totaling \$383,560. More than 80 percent of these donations (by both number and dollar) directly benefit the bank's assessment area. Donations are responsive to area needs. Eighty-three percent (by dollar) funded organizations that provide social services to low- and moderate-income individuals. Thirteen percent benefited economic development organizations; the remaining three percent went to organizations that provide affordable housing for LMI.

FNB also has some smaller, qualified equity investments. In the current period, FNB made a \$150 thousand investment in a nonprofit limited-liability company. The investment facilitated the purchase a residential group home in Fort Collins for pregnant teens. The bank also made a \$100 thousand investment in a CDC that facilitated two affordable housing projects in Fort Collins. Lastly, FNB also has an outstanding investment (\$50 thousand) in a regional, affordable housing CDC.

We reviewed the CRA performance evaluations of all competing banks with an office facility in the Fort Collins AA. Just one bank had a higher volume of current period investments, and that was accomplished by utilizing mortgage-backed securities.

SERVICE TEST

Conclusions for Areas Receiving Full-Scope Reviews

FNB's Service Test performance is rated "Outstanding" based on a full-scope review of the Fort Collins AA. Performance is excellent as evidenced by a strong retail delivery system and an excellent level of community development services.

Retail Banking Services

(Refer to Table 15 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.)

The bank's retail delivery systems provide excellent accessibility to geographies and individuals of different income levels. FNB operates seven office facilities, 20 automated teller machines (ATMs) that accept deposits, and 12 ATMs that dispense cash in the Fort Collins AA. FNB has the largest share of deposits (33 percent) of 25 financial institutions with a branch in this area; only one other bank has as many office facilities.

The geographic distribution of FNB offices exceeds the demographic comparator in both low-income and moderate-income areas. Two (or 29 percent) of its offices are located in low-income tracts and two (or 29 percent) are located in moderate-income tracts. By comparison – just 6 percent of the population resides in low-income tracts and 15 percent resides in moderate-income tracts.

The geographic distribution of the bank's ATMs is similarly strong. Four ATMs (or 13 percent) are located in low-income tracts; and 6 ATMs (or 19 percent) are located in moderate-income tracts. Three of the ATMs in low-income tracts, and five of the ATMs in moderate-income tracts, accept deposits.

The accessibility of branch offices to individuals of different income levels is also strong. Census tracts that house a FNB office contain a higher percentage of the area's low (25 percent) and moderate (17 percent) –income families than the area's middle (15 percent) or upper (12 percent) –income families. ATM distributions are also strong.

Business hours at FNB offices vary slightly based on customers' needs, but not in ways that specifically inconvenience low- or moderate-income areas or individuals. Each office is open at least eight hours on weekdays. Lobby hours and/or a drive-up facility are also available three hours on Saturdays at all offices but one. Each office has at least one ATM that accepts deposits.

FNB's complete line of products and services is available at each office facility. One branch (on a university campus) does not have an onsite mortgage lender, but mortgage loan services are available by appointment. This difference is based on customer demand and does not specifically inconvenience LMI individuals. FNB continues to offer no-fee checking accounts at all offices.

The bank's record of opening and closing offices over the evaluation period had a neutral impact on the accessibility of its delivery system. FNB opened one office (in a middle-income tract) over the evaluation period. There were no office closures.

Community Development Services

FNB provides a very high level of community development services in the Fort Collins AA. During the evaluation period, FNB employees logged nearly 2,900 hours performing more than 80 qualifying service activities with 30 different organizations. Most service activities involved organizations that promote affordable housing development or provide social services to LMI. Bank representatives often serve in leadership roles as executive officers, board members, chairs of finance/ audit committees, or overseers of budget and fund-raising activities.

The level and responsiveness of bank service activities is considered excellent by sheer volume alone. Competitor performance evaluations reflected no more than 10 service activities in the Fort Collins metropolitan 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 and non-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): (1/1/1999 to 12/31/2002) Investment and Service Tests and CD Loans: (10/1/1999 to 12/31/2002)	
Financial Institution	Products Reviewed	
First National Bank (FNB) Fort Collins, Colorado	Home mortgage loans, small loans to businesses, and community development loans	
Affiliate(s)	Affiliate Relationship	Products Reviewed
First National of Nebraska, Inc.	Holding Company	Qualified Investments
List of Assessment Areas and Type of Examination		
Assessment Area	Type of Exam	Other Information
Fort Collins Assessment Area	Full-Scope	Larimer County with the exclusion of census tracts #19.03, #22, #26, #27 & #28 – all in Colorado and part of the Fort Collins-Loveland Metropolitan Area.

Appendix B: Market Profiles for Full-Scope Areas

Fort Collins Assessment Area

Demographic Information for Full Scope Area: Fort Collins Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA % of #
Geographies (Census Tracts)	39	7.69	15.38	56.41	20.51	0.00
Population by Geography	169,870	6.23	15.39	60.48	17.90	n/a
Owner-Occupied Housing by Geography	39,608	3.61	12.15	63.24	21.00	n/a
Businesses by Geography	18,125	9.68	17.53	54.40	18.38	n/a
Farms by Geography	668	6.14	10.48	70.06	13.32	n/a
Family Distribution by Income Level	42,762	18.90	19.47	23.87	37.76	n/a
Distribution of Low and Moderate Income Families by Geography Income Level	16,409	7.29	19.50	62.45	10.76	n/a
Median Family Income	36,932	Median Housing Value				83,331
HUD Adjusted Median Family Income for 2002	60,800	Unemployment Rate (Sept 2003)				5.0%
Households Below Poverty Level	13.3%					

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

Source: 1990 US Census, 2002 HUD updated Median Family Income, 2002 Dunn and Bradstreet, and U.S. Department of Labor

FNB has one designated assessment area. It includes 39 of 44 census tracts in the Fort Collins-Loveland CO Metropolitan Area (MA #2670). The MA consists of Larimer County, which is in the north central part of Colorado bordering the east side of the Rocky Mountains. The Fort Collins AA includes the communities of Fort Collins, Loveland, LaPorte, Wellington, Bellevue, Timnath, and Livermore. The five tracts on the southern edge of Larimer County (containing the communities of Estes Park and Berthold) are not included in the delineation due to their poor proximity to the bank.

Most of the census tracts in the Fort Collins AA (30 of 39, or 77 percent) are middle- or upper income. There is a contiguous group of 6 low- and moderate-income (LMI) tracts in Fort Collins and a contiguous group of 2 LMI tracts in Loveland that include the downtown areas of these cities. There is also a moderate-income tract that covers the entire northwest quadrant of Larimer County. This area is sparsely populated and primarily consists of national forestland and parks.

The AA meets regulatory requirements. All of the bank's deposits as well as a substantial majority of its loan originations are in this area. The AA does not exclude any low- or moderate-income areas in Larimer County.

FNB's main office is in Fort Collins, Larimer County's largest city. It has five additional branches in Fort Collins and one branch in Loveland. The bank also serves the area with 32 automated teller machines (ATMs) – twenty of which accept deposits (primarily located at bank offices) and twelve of which dispense cash (primarily located at retail businesses). FNB provides a full range of financial products/services in this area and is an active small business and home mortgage lender.

The bank operates in a competitive market that includes large interstate banks, national mortgage companies and local financial institutions. FNB has the largest share of deposits of 25 financial institutions with a presence in its assessment area based on FDIC deposit market share data as of June 30, 2002. Bank deposits total \$957 million and represent 35 percent of area deposits.

Larimer County is the seventh most populated, and the third fastest growing, county in Colorado. Between 1990 and 2000, the county's population increased 35 percent. Population growth is fueled, in part, by the area's diverse economy, close proximity to several other metropolitan areas and natural beauty.

Affordable housing stock is a primary need in the area. Housing stock has increased at a similar rate as the population, but housing costs have outpaced wage increases. This has aggravated the need for affordable housing stock. In 2002, the median home price in Fort Collins was up to \$221,714.

The local economy is diverse, but it has decelerated considerably over the evaluation period. Major employers include high technology industries (particularly hard-hit by the economic slowdown), medical facilities, and government. Unemployment rates have increased, but remain slightly better than state and national averages. The area is still projected to be one of the fastest growing regions in Colorado.

Colorado State University (CSU) is the single largest employer in Fort Collins with more than 6,000 employees. The university's student population (approximately 23,000 during the academic year) positively impacts the economy, but also exacerbates the housing problem by increasing the competition for affordable rental units.

The presence of CSU (and other universities) contributes to a highly educated and skilled workforce. The workforce is also fluid. Transportation corridors link the community to other nearby metropolitan areas - Denver (62 miles south of Fort Collins), Greeley (29 miles east), and Boulder (46 miles southwest), making it possible for workers to live in one community and work in another.

There are several opportunities to provide loans, contributions and service work to community development organizations. We identified several organizations at the local level alone, including social service, affordable housing and economic development organizations. Equity investment opportunities, however, are limited. Some banks in the area have utilized regional/statewide investments, qualified mortgage-backed securities, or low-income housing tax credits to meet performance goals under the large bank investment test.

Recent community contacts include a local government representative and an economic development organization. Contacts reaffirmed the area's need for affordable housing stock. Some contacts also expressed a funding need for transportation infrastructure. Contacts generally felt that local financial institutions are meeting area credit needs and that competition for available community development opportunities is strong.

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: 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. Tables without data are not included in this PE.

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, such as “Statewide/Regional” or “Out of Assessment Area,” in the MA/Assessment Area column and record the corresponding numbers and amounts in the “Community Development Loans” column.
- Table 1. Other Products** - Presents the number and dollar amount of any unreported category of loans originated and purchased by the bank over the evaluation period by MA/assessment area. Examples include consumer loans or other data that a bank may provide, at its option, concerning its lending performance. This is a two-page table that lists specific categories.
- Table 2. Geographic Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of owner-occupied housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.
- Table 3. Geographic Distribution of Home Improvement Loans** - See Table 2.
- Table 4. Geographic Distribution of Home Mortgage Refinance Loans** - See Table 2.
- Table 5. Geographic Distribution of Multifamily Loans** - Compares the percentage distribution of the number of multifamily loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of multifamily housing units throughout those geographies. The table also presents market share information based on the most recent aggregate market data available.

- Table 6. Geographic Distribution of Small Loans to Businesses** - The percentage distribution of the number of small loans (less than or equal to \$1 million) to businesses originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of businesses (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small business data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 7. Geographic Distribution of Small Loans to Farms** - The percentage distribution of the number of small loans (less than or equal to \$500,000) to farms originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies compared to the percentage distribution of farms (regardless of revenue size) throughout those geographies. The table also presents market share information based on the most recent aggregate market data available. Because small farm data are not available for geographic areas smaller than counties, it may be necessary to use geographic areas larger than the bank's assessment area.
- Table 8. Borrower Distribution of Home Purchase Loans** - Compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage distribution of families by income level in each MA/assessment area. The table also presents market share information based on the most recent aggregate market data available.
- Table 9. Borrower Distribution of Home Improvement Loans** - See Table 8.
- Table 10. Borrower Distribution of Refinance Loans** - See Table 8.
- Table 11. Borrower Distribution of Small Loans to Businesses** - Compares the percentage distribution of the number of small loans (less than or equal to \$1 million) originated and purchased by the bank to businesses with revenues of \$1 million or less to the percentage distribution of businesses with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the business. Market share information is presented based on the most recent aggregate market data available.
- Table 12. Borrower Distribution of Small Loans to Farms** - Compares the percentage distribution of the number of small loans (less than or equal to \$500,000) originated and purchased by the bank to farms with revenues of \$1 million or less to the percentage distribution of farms with revenues of \$1 million or less. In addition, the table presents the percentage distribution of the number of loans originated and purchased by the bank by loan size, regardless of the revenue size of the farm. Market share information is presented based on the most recent aggregate market data available.
- Table 13. Geographic and Borrower Distribution of Consumer Loans (OPTIONAL)** - For geographic distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank in low-, moderate-, middle-, and upper-income geographies to the percentage distribution of households within each geography. For borrower distribution, the table compares the percentage distribution of the number of loans originated and purchased by the bank to low-, moderate-, middle-, and upper-income borrowers to the percentage of households by income level in each MA/assessment area.

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

A bank may receive positive consideration for qualified investments in statewide/regional entities or made outside of the bank's assessment area. See Interagency Q&As __.12(i) - 5 and - 6 for guidance on when a bank may receive positive CRA consideration for such investments. When such investments exist, insert a line item with the appropriate caption, such as "Statewide/Regional" or "Out of Assessment Area," in the MA/Assessment Area column and record the corresponding numbers and amounts in the "Qualified Investments" column.

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

Table 1. Lending Volume

LENDING VOLUME												
Geography: COLORADO												
Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002												
MA/Assessment Area (2002):	% 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)	
FS - Fort Collins AA	100.00	2,934	354,894	2,301	282,005	98	7,845	20	18,097	5,353	662,841	100.00
Outside AA								3	1,100			

* Loan Data as of December 31, 2002. Rated area refers to either the state or multi-state MA rating area.

** The evaluation period for Community Development Loans is From October 01, 1999 to December 31, 2002.

*** Deposit Data as of June 30, 2002. Rated Area refers to either the state, multi-state MA, or institution, as appropriate.

Table2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE		Geography: COLORADO				Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002					Market Share (%) by Geography [*]				
MA/Assessment Area:	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Overall	Low	Mod	Mid	Upp
	#	% of Total ^{**}	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans	% Owner Occ Units ^{***}	% BANK Loans					
FS - Fort Collins AA	1,001	100.00	3.61	1.60	12.15	10.49	63.24	62.94	21.00	24.98	3.70	2.04	3.09	3.69	4.09

^{*} Based on 2002 Peer Mortgage Data: Western Region 1.

^{**} 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 housing units in a particular geography divided by the number of owner occupied housing units in the area based on 1990 Census information.

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT															Geography: COLORADO					Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002				
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	Overall	Low	Mod	Mid	Upp									
FS - Fort Collins AA	499	100.00	3.61	2.61	12.15	13.03	63.24	63.73	21.00	20.64	9.25	9.52	6.76	9.79	9.00									

* Based on 2002 Peer Mortgage Data: Western Region 1.

** 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 housing units in a particular geography divided by number of owner occupied housing units in the area based on 1990 Census information.

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE															
Geography: COLORADO															
Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002															
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
FS - Fort Collins AA	1,433	100.00	3.61	2.44	12.15	10.82	63.24	62.46	21.00	24.28	3.60	3.99	3.58	3.39	4.20

* Based on 2002 Peer Mortgage Data: Western Region 1.

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

*** Percentage of Owner Occupied Units is the number of owner occupied housing units in a particular geography divided by number of owner occupied housing units in the area based on 1990 Census information.

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY															
Geography: COLORADO															
Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002															
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	Overall	Low	Mod	Mid	Upp
FS - Fort Collins AA	1	100.00	8.33	100.00	26.54	0.00	50.82	0.00	14.31	0.00	0.00	0.00	0.00	0.00	0.00

* Based on 2002 Peer Mortgage Data: Western Region 1.

** Multifamily loans originated and purchased in the MA/AA as a percentage of all multifamily loans originated and purchased in the rated area.

*** Percentage of multifamily units is the number of multifamily housing units in a particular geography divided by number of multifamily housing units in the area based on 1990 Census information.

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES															
Geography: COLORADO															
Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002															
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 Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	% of Businesses***	% BANK Loans	Overall	Low	Mod	Mid	Upp
FS - Fort Collins AA	2,301	100.00	9.68	18.30	17.53	17.64	54.40	45.15	18.38	18.90	5.94	11.91	7.46	5.21	6.79

* Based on 2002 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 (2002).

Table 7. Geographic Distribution of Small Loans to Farms

Geographic Distribution: SMALL LOANS TO FARMS															
Geography: COLORADO															
Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002															
MA/Assessment Area:	Total Small Farm Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Market Share (%) by Geography*				
	#	% of Total**	% of Farms***	% BANK Loans	% of Farms**	% BANK Loans	% of Farms**	% BANK Loans	% of Farms**	% BANK Loans	Overall	Low	Mod	Mid	Upp
FS - Fort Collins AA	98	100.00	6.14	1.02	10.48	0.00	70.06	91.84	13.32	7.14	12.58	0.00	0.00	16.96	3.23

* Based on 2002 Peer Small Business Data: US and PR.

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

*** Source Data - Dun and Bradstreet (2002).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE		Geography: COLORADO				Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002					Market Share [*]				
MA/Assessment Area:	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Overall	Low	Mod	Mid	Upp
	#	% of Total ^{**}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}	% Families ^{***}	% BANK Loans ^{****}					
FS - Fort Collins AA	1,001	100.00	18.90	7.52	19.47	19.36	23.87	24.82	37.76	48.30	4.03	4.68	2.91	3.17	5.12

^{*} Based on 2002 Peer Mortgage Data: Western Region 1.

^{**} 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 Families is based on the 1990 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 3.00% of loans originated and purchased by BANK.

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT															
Geography: COLORADO															
Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002															
MA/Assessment Area:	Total Home Improvement 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
FS - Fort Collins AA	499	100.00	18.90	10.42	19.47	17.08	23.87	30.63	37.76	41.88	9.07	13.21	7.20	8.97	9.22

^{*} Based on 2002 Peer Mortgage Data: Western Region 1.

^{**} 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 1990 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 3.81% of loans originated and purchased by BANK.

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE															Geography: COLORADO					Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002				
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									
FS - Fort Collins AA	1,433	100.00	18.90	7.68	19.47	18.11	23.87	28.17	37.76	46.05	3.97	5.57	4.19	3.75	3.83									

^{*} Based on 2002 Peer Mortgage Data: Western Region 1.

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

^{***} Percentage of Families is based on the 1990 Census information.

^{****} As a percentage of loans with borrower income information available. No information was available for 6.35% of loans originated and purchased by BANK.

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: COLORADO			Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002				
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
FS - Fort Collins AA	2,301	100.00	69.73	57.02	69.80	16.86	13.34	5.94	11.11

^{*} Based on 2002 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 - 2002).

^{****} 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 7.48% of small loans to businesses originated and purchased by the bank.

Table 12. Borrower Distribution of Small Loans to Farms

Borrower Distribution: SMALL LOANS TO FARMS		Geography: COLORADO		Evaluation Period: JANUARY 1, 1999 TO DECEMBER 31, 2002					
MA/Assessment Area:	Total Small Loans to Farms		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Market Share [*]	
	#	% of Total ^{**}	% of Farms ^{***}	% BANK Loans ^{****}	\$100,000 or less	> \$100,000 to \$250,000	> \$250,000 to \$1,000,000	All	Rev\$ 1 Million or Less
FS - Fort Collins AA	98	100.00	89.82	90.82	83.67	9.18	7.14	12.58	12.88

^{*} Based on 2002 Peer Small Business Data: US and PR.

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

^{***} Farms with revenues of \$1 million or less as a percentage of all farms (Source D&B - 2002).

^{****} Small loans to farms with revenues of \$1 million or less as a percentage of all loans reported as small loans to farms. No information was available for 0.00% of small loans to farms originated and purchased by the bank.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS									
			Geography: COLORADO		Evaluation Period: OCTOBER 1, 1999 TO DECEMBER 31, 2002				
MA/Assessment Area:	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000's)	#	\$(000's)	#	\$(000's)	% of Total	#	\$(000's)
FS - Fort Collins AA			56	558	56	558	100.00	0	0
Statewide/Regional	1	50	10	900	11	950			
Outside the AA			1	25	1	25			

* 'Prior Period Investments' means investments made in a previous evaluation period that are outstanding as of the examination date.

** 'Unfunded Commitments' means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

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

DISTRIBUTION OF BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS																	
Geography: COLORADO																	
Evaluation Period: October 1, 1999 TO DECEMBER 31, 2002																	
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
FS - Fort Collins AA	100.00	7	100.00	28.57	28.57	28.57	14.29	1	0	0	0	+1	0	6.23	15.39	60.48	17.90