

PUBLIC DISCLOSURE

September 8, 2003

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

**JPMORGAN CHASE BANK
RSSD No. 852218**

**270 Park Avenue
NEW YORK, NEW YORK 10017**

FEDERAL RESERVE BANK OF NEW YORK

**33 LIBERTY STREET
NEW YORK, NEW YORK**

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, nor should it 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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INSTITUTION RATING

INSTITUTION'S CRA RATING: JPMorgan Chase Bank is rated “**OUTSTANDING.**”

The following table indicates the performance level of the institution with respect to the lending, investment and service tests.

PERFORMANCE LEVELS	<u>JPMORGAN CHASE BANK</u>		
	PERFORMANCE TESTS		
	Lending Test*	Investment Test	Service Test
Outstanding	X	X	X
High Satisfactory			
Low Satisfactory			
Needs to Improve			
Substantial Noncompliance			

* The lending test is weighted more heavily than the investment and service tests in determining the overall rating.

Major factors supporting the institution’s overall rating follow:

- The volume of Home Mortgage Disclosure Act (“HMDA”) and small business lending reflected excellent responsiveness to credit needs in the bank’s assessment areas.
- The geographic distribution of lending was good.
- The distribution of loans to individuals of different income levels and businesses of different sizes was excellent.
- Community development lending and qualified investments exhibited excellent activity levels.
- Retail delivery systems were readily accessible to geographies and individuals of different income levels.

INSTITUTION

DESCRIPTION OF INSTITUTION

JPMORGAN CHASE BANK

Total assets	\$622 billion
Total net loans & leases	\$181 billion
Total domestic deposits*	\$172 billion
Branch network (in NY, NJ, CT & TX)	533 branches
Headquarters	New York, NY
JPMC Bank's bank holding company	J.P. Morgan Chase & Co.

* As of December 31, 2002

JPMorgan Chase Bank ("JPMC Bank") is the largest U.S.-chartered commercial bank based on total consolidated assets as of December 31, 2002. JPMC Bank provides financial services to corporations and individuals, and its consumer-related business lines include:

- Retail deposit services;
- Consumer lending, including automobile loans, open and closed-end credit, and residential mortgage lending;
- Lending products and deposit services for small businesses and middle-market companies; and
- Community development lending and investments.

JPMC Bank has no financial or legal impediments that would prevent it from fulfilling its responsibilities under CRA. At its previous CRA examination as of July 9, 2001, the bank received an "outstanding" rating.

At this examination, JPMC Bank's three rating areas are the metropolitan New York region and the states of Texas and New York encompassing the following 15 assessment areas:

1. CMSA 5602 (NEW YORK-NORTHERN NJ-LONG ISLAND, NY-NJ-CT-PA)

- PMSA 5600 (New York, NY).
- PMSA 5380 (Nassau-Suffolk, NY).
- PMSA 5660 (Newburgh, NY-PA), consisting of Orange County.
- PMSA 5640 (Newark, NJ), consisting of Essex and Union Counties and a portion of Morris County.
- PMSA 0875 (Bergen-Passaic, NJ).

- **PMSA 3640 (Jersey City, NJ).**
- **PMSA 1160 (Bridgeport, CT)**, consisting of parts of Fairfield and New Haven Counties.
- **PMSA 1930 (Danbury, CT)**, consisting of parts of Fairfield and Litchfield Counties.
- **PMSA 5480 (New Haven-Meriden, CT)**, consisting of parts of New Haven County.
and
- **PMSA 8040 (Stamford-Norwalk, CT)**, consisting of the Fairfield County portion.

2. STATE OF TEXAS

- **CMSA 1922 (Dallas-Fort Worth, TX)**, including:
 - **PMSA 1920 (Dallas, TX)**, consisting of Dallas, Collin and Denton Counties;
and
 - **PMSA 2800 (Fort Worth-Arlington, TX)**, consisting of Tarrant County.
- **CMSA 3362 (Houston-Galveston-Brazoria, TX)**, including:
 - **PMSA 3360 (Houston, TX)**, consisting of Fort Bend, Harris and Montgomery Counties; and
 - **PMSA 2920 (Galveston-Texas City, TX)**, consisting of Galveston County.
- **MSA 2320 (El Paso, TX)**, consisting of El Paso County.
- **MSA 0640 (Austin-San Marcos, TX)**, consisting of Travis and Williamson Counties.
- **MSA 1240 (Brownsville-Harlingen-San Benito, TX)**, consisting of portions of Cameron County.
- **MSA 4880 (McAllen-Edinburg, TX)**, consisting of portions of Hidalgo County.
- **MSA 7240 (San Antonio, TX)**, consisting of Bexar and Comal Counties.

3. STATE OF NEW YORK

- **MSA 6840 (Rochester, NY)**, consisting of Monroe County and portions of Wayne and Ontario Counties.
- **MSA 8160 (Syracuse, NY)**, consisting of Onondaga County and portions of Oswego and Madison Counties.
- **MSA 0160 (Albany-Schenectady-Troy, NY)**, consisting of portions of Albany, Rensselaer, Saratoga and Schenectady Counties.
- **MSA 0960 (Binghamton, NY)**, consisting of Broome County and portions of Tioga County.
- **MSA 1280 (Buffalo-Niagara Falls, NY)**, consisting of Erie County.
- **MSA 2335 (Elmira, NY)**, consisting of Chemung County.

- **MSA 8680 (Utica-Rome, NY)**, consisting of Oneida County.

Since the previous examination, JPMC Bank made the following changes to its assessment areas:

- The U.S. Virgin Islands are no longer an assessment area since the bank sold its branches there to First Bank of Puerto Rico in October 2002.
- The city of Harlingen in MSA 1240 (Brownsville-Harlingen-San Benito, TX) is no longer part of the bank's Texas assessment area as a result of a branch sale.
- The Delaware assessment area is now part of Chase Manhattan Bank USA's assessment area.

The bank's assessment areas are in compliance with the requirements of Section 228.41 of Regulation BB and do not arbitrarily exclude low- and moderate-income ("LMI") geographies.

SCOPE OF EXAMINATION

JPMC Bank's 15 assessment areas were reviewed using the Federal Financial Institutions Examination Council's *Interagency CRA Procedures for Large Retail Institutions*. Loan products evaluated include home purchase, refinance, small business and other loans qualifying as community development loans. The mortgage loans included in the evaluation were reported under HMDA. The small business loans evaluated were reported under CRA. Examiners verified the integrity of HMDA-related and small business loan data the bank reported in 2001 and 2002; both were found to have acceptable data integrity.

The evaluation period for HMDA-related and small business loans covers the bank's CRA performance from January 1, 2001, through December 31, 2002. Service test criteria, community development loans and qualified investments were also reviewed for the same period. For the first quarter of 2001, however, examiners reviewed only those community development loans and qualified investments not reviewed at the previous examination.

JPMC Bank does not have a home improvement loan product but offers a home equity loan product that can be used for home improvement purposes. For this examination, the bank reported less than 200 home equity loans for home improvement purposes in its 2001 and 2002 HMDA Loan Application Registers. Therefore, home improvement lending was not analyzed due to the small volume of loans, which was the case at the previous examination.

Multifamily loan volumes were not considered for analysis as JPMC Bank reported only 50 multifamily loans for the examination period. The tables in Appendix D detail the level of multifamily lending in both LMI and non-LMI areas. Multifamily loans supporting housing in LMI areas were considered for the community development loan portion of the lending test.

JPMC Bank affiliates relevant to this CRA examination include the Chase Manhattan Mortgage Corporation ("CMMC"); the Chase Manhattan Bank USA, N.A. ("Chase USA"); the Chase Community Development Corporation ("Chase CDC"); and the J.P. Morgan Chase Community Development Corporation ("J.P. Morgan CDC").

JPMC Bank's management requested consideration of the home purchase, refinance and small business loan originations of its affiliates, CMMC and Chase USA. Although loan purchases by JPMC Bank or its affiliates from third parties are considered for CRA purposes, purchases between JPMC Bank and an affiliate were removed from the analysis to eliminate double counting of loans already counted as affiliate originations.

Management also requested that loans and investments of its affiliates, Chase CDC and J.P. Morgan Chase CDC, be considered at this examination as community development loans and qualified investments.

For evaluation of the geographic distribution of loans, geographies were classified on the basis of the Census Bureau's 1990 income data. Performance was rated based on penetration in LMI geographies.

For the evaluation of borrower characteristics, borrower income levels were based on 2001 and 2002 estimated median family income data from the U.S. Department of Housing and Urban Development ("HUD"). Performance in connection with lending to LMI borrowers was analyzed separately. Overall, performance was rated with an emphasis on lending to moderate-income borrowers given the difficulty lending to low-income borrowers because of the high cost of housing in many of the assessment areas.

In order to provide a reasonable analysis of the geographic distribution of lending or borrower characteristics, a rated assessment area must contain sufficient loan volume. Examiners determined this amount should be at least 50 loans per product.

HMDA-related and small business loan performance was compared with the aggregate of all lenders in JPMC Bank's assessment areas reporting real estate loans under HMDA and small business loans under CRA. For HMDA-related and small business lending, 2001 aggregate lending performance was compared with the bank's 2000 and 2001 lending performance.

Only loans inside the assessment area were analyzed with respect to geographic and borrower distribution. Before reaching a conclusion about the bank's overall performance regarding geographic distribution and borrower characteristics in each assessment area, examiners gave greater weight to certain loan products. The comparison of a product's volume with total retail lending volume in each assessment area determined the weight of a product's performance in an overall conclusion. For example, home purchase loans amounted to only 21% of total retail lending in CMSA 5602, but 41% of total retail lending in Texas.

JPMC Bank's performance in CMSA 5602 received significantly greater weight in determining the bank's overall rating because of the concentration of deposits, lending and demographics in the CMSA. Of the bank's three rating areas, the CMSA contains over three-quarters of the bank's total branch deposits and over half of the population, census tracts, and HMDA-related and small business lending. For details, see Exhibit 1 on the following page.

In order to gain an understanding of community credit needs, examiners conducted 16 interviews with community contacts during the examination and reviewed 12 community contact interviews

EXHIBIT 1				
Summary of Key Assessment Area Data				
	CMSA 5602	Texas	New York	TOTALS
Total Population¹	15,679,686	9,696,329	3,612,925	28,988,940
Pop. % of assessment area ("AA") pop.	54%	33%	12%	100%
Families	3,945,484	2,456,876	935,349	7,337,709
Families % of AA families	54%	33%	13%	100%
Total Census Tracts¹	4,221	2,064	937	7,222
Tracts % AA tracts	58%	29%	13%	100%
LMI tracts	1,182	762	259	2,203
LMI tracts % all AA LMI tracts	54%	35%	12%	100%
Total Owner-occupied Units¹	2,718,795	1,931,095	888,447	5,538,337
Units % of AA units	49%	35%	16%	100%
Business Establishments²	723,510	528,175	148,139	1,399,824
Business est. % AA business est.	52%	38%	11%	100%
Number of Branches³	368	118	47	533
Branches % all branches	69%	22%	9%	100%
Branches in LMI tracts	77	29	11	117
LMI branches % AA LMI branches	66%	25%	9%	100%
Branch Deposits (\$'000s)⁴	121,595,764	31,765,890	5,197,346	158,559,000
Deposits % AA deposits	77%	20%	3%	100%
Deposit Market Share (%)/Mkt. Rank⁵	22.01%/ 1	17.44%/ 1	7.54%/ 5	--
Home Purchase Originations⁶	34,224	38,457	2,885	75,566
HP originations % AA originations	45%	51%	4%	100%
Refinance Originations⁶	34,696	28,098	1,651	64,445
Refi Originations % AA originations	54%	44%	3%	100%
Small Business Originations	91,896	28,735	5,984	126,615
SB Originations % AA originations	73%	23%	5%	100%
Combined Loan Totals	160,816	95,290	10,520	266,626
% of AA Originations	60%	36%	4%	100%

¹ Source: 1990 U.S. Census data.

² Source: 2000 Dun & Bradstreet data.

³ Number of branches takes into account branch openings and closings during the 2001-2002 examination period.

⁴ Total domestic deposits as of 6/30/2002. Source: Federal Deposit Insurance Corporation ("FDIC").

⁵ Deposit market share and market rank are as of 6/30/02. Source: FDIC.

⁶ Originations include both originations and loans purchased between 1/1/2001 and 12/31/2002.

from other bank examinations conducted by the Federal Reserve Banks of New York and Atlanta. Community contacts included representatives of community-based organizations, municipalities and quasi-government agencies.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS

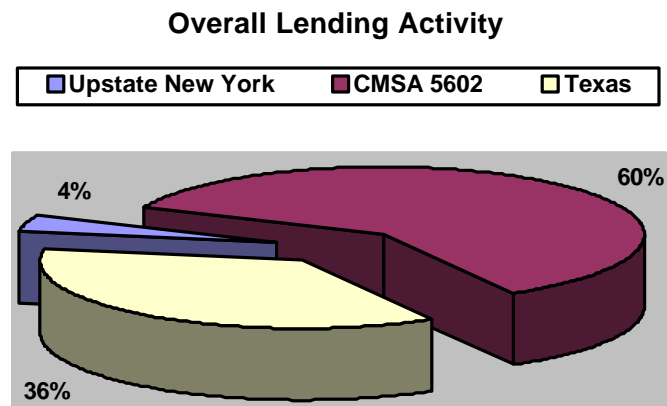
LENDING TEST

JPMC Bank's record of meeting the credit needs of its assessment areas through its lending activities is rated "outstanding" based on outstanding performance in the CMSA 5602 assessment area, and high satisfactory performance in the Texas and New York State assessment areas.

The tables in Appendix D list the data used to evaluate the bank's lending test performance in its various assessment areas. Lending activity is depicted in Table 1, geographic distribution in Tables 2-7, and borrower characteristics are depicted in Tables 8-12. CMSA 5602 and the states of New York and Texas each have a set of tables.

Lending Activity: JPMC Bank's lending activity showed excellent responsiveness to retail credit needs in the bank's assessment areas when measured in terms of the number and dollar amount of HMDA-related and small business loans originated and purchased in each assessment area.

This conclusion is based on excellent lending activity in the CMSA 5602 assessment area, which as illustrated in the diagram at right represents approximately 60% of the lending activity at this examination. The conclusion is also based on good lending activity in the Texas and New York State assessment areas, which represented 36% and 4%, respectively.



As shown in Exhibit 2 on the following page, the bank and its affiliates reported originating or purchasing 266,893 HMDA-related and small business loans equaling approximately \$32.8 billion during the examination period.

Compared with the previous examination period (1999-2000), overall loan volume increased 44% at this examination. Lower interest rates had a positive impact on refinance loan volume, which more than quadrupled. Growth in home purchase loan volume was limited. Despite the weak economy, small business lending volume increased 22%. Most of the expanded small business lending occurred in the Texas assessment area.

EXHIBIT 2 Summary of Lending Activity JPMorgan Chase Bank and Affiliates*				
Loan Type	#	%	\$('000s)	%
HMDA home purchase	75,573	28	13,176,054	40
HMDA refinancings	64,460	24	12,599,239	38
HMDA home improvement	188	0	14,228	0
HMDA multifamily	50	0	243,227	1
Total HMDA-related	140,271	53	\$26,032,748	79
Total small business & small farm	126,622	47	6,784,827	21
TOTAL LOANS	266,893	100	\$32,817,575	100

* Bank and affiliate loans include only loans originated or purchased within the bank's assessment areas.

Assessment Area Concentration: JPMC Bank originated most of its loans in its assessment areas. As detailed in Exhibit 3 below, 94% of the number and 88% of the dollar amount of loans were made in the assessment areas. As noted in the Scope of Examination, JPMC Bank's mortgage company affiliate originated most of its HMDA-related loans and is excluded from the Exhibit 3 analysis because of its nationwide lending presence.

The bank originated or purchased most of its small business loans, however, and these loans are included in the analysis of Exhibit 3 assessment area concentration. The tables numbered "1" in Appendix D count only loans made in the assessment area (both affiliate and bank loans).

EXHIBIT 3 Lending Inside and Outside the Assessment Area JPMorgan Chase Bank*								
	Inside				Outside			
	#	%	\$('000s)	%	#	%	\$('000s)	%
HMDA home purchase	25,771	89	6,285,287	93	3,030	11	439,806	7
HMDA refinancing	20,277	91	5,017,015	92	1,887	9	433,419	8
HMDA home improvement	116	89	7,879	93	14	11	605	7
HMDA multifamily	50	23	243,227	19	167	77	1,065,108	81
Total HMDA-related	46,214	90	11,553,408	86	5,098	10	1,938,938	14
Total small business[†]	102,271	95	6,287,976	94	5,112	5	425,846	6
TOTAL LOANS	148,485	94	\$17,841,384	88	10,210	6	\$2,364,784	12

* Includes bank originations only; affiliate loans not included.

† The small business loan total includes 7 small farm loans.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business lending reflected good loan penetration in LMI geographies across all rated assessment areas.

JPMC Bank's LMI Mortgage Subsidy Program helped increase the bank's loan penetration in LMI geographies. Under this program, borrowers purchasing properties in LMI geographies of

the bank's assessment area may qualify for a subsidy of 2% of their mortgage, up to a maximum of \$4,000 on loans of up to \$200,000. Over 5,200 such loans were made during the examination period.

Borrower Distribution: The overall distribution of loans among borrowers of different income levels and businesses of different sizes was excellent, based on excellent performance in CMSA 5602 and good performance in the states of New York and Texas.

Various innovative and flexible lending products enhanced lending to LMI borrowers and small businesses. JPMC Bank's Residential Lending Group ("RLG") works with local community organizations to develop lending products and enhance existing products geared to LMI families. Many of RLG's flexible lending products provide lower down payment requirements to first-time home buyers. During the examination period, over 12 thousand such loans were originated in the bank's assessment areas.

For example, the innovative LMI Borrower Subsidy Program provides a subsidy of 3% of the mortgage to LMI borrowers living in JPMC Bank's assessment areas. During the examination period, over 5,600 loans were made under this program.

JPMC Bank's Small Business Financial Services ("SBFS") provides a wide range of business lending products. In addition, a small business lending group within the Community Development Group ("CDG") focuses on expanding access to credit for businesses and nonprofit entities that may have difficulty qualifying for loans under traditional underwriting standards. Through the CDG, the bank extends loans with flexible underwriting criteria and may also make special accommodations in loan terms, such as the payment schedule.

Community Development Lending: JPMC Bank's community development lending performance overall and in each assessment area was outstanding, surpassing \$1.3 billion during the examination period. In addition, the bank issued \$192 million in letters of credit to support affordable housing initiatives.

Approximately 9% or \$123 million in community development loans were made outside JPMC Bank's assessment areas. These loans benefited larger regional or statewide areas including the bank's assessment areas. They were considered in the evaluation because the bank had more than adequately met the community development lending needs in the assessment areas.

Throughout the assessment areas, much of JPMC Bank's community development activity emphasized direct lending initiatives and indirect lending initiatives through intermediary lenders. With many of the loans, local, state and federal agencies provided multiple layers of financing, which requires a substantial amount of the bank's administrative time. Construction lending, which represents most of JPMC Bank's affordable housing lending, generally requires extended interaction with multiple agencies in order to structure the financial package.

JPMC Bank frequently acts as an agent for community development loan participations with other banks and local agencies. Also, each year the bank extends recoverable grants, or no-interest loans, to qualifying community development organizations in all its assessment areas.

JPMC Bank’s community development lending was responsive to the credit needs identified by community contacts. As shown in the table at right, affordable housing initiatives totaled \$927 million or 70% of the activity. Affordable housing is considered a critical credit need in all the bank’s assessment areas. Overall, JPMC Bank’s community development lending supported the financing of over 11,500 units of affordable housing throughout its assessment areas.

Community Development Lending		
Purpose	#	\$(‘000s)
Affordable Housing	211	927,000
Revitalize and Stabilize	47	205,000
Community Services	245	139,000
Economic Development	44	47,000
Totals	547	\$1,318,000

INVESTMENT TEST

JPMC Bank’s investment performance is rated “outstanding” based on excellent performance in the CMSA 5602, New York and Texas state assessment areas. Overall, the bank’s significant volume of qualified investments and grants totaled \$1.076 billion at this examination, which includes \$313 million in new investments made since the previous examination.

Approximately \$831 million, or 77% of total investments, were low-income housing tax credits (“LIHTCs”), which are considered complex because of accounting requirements. In addition, JPMC Bank sponsors four LIHTC funds of its own totaling \$124 million. The bank’s LIHTC program is an investment activity not routinely sponsored by other banks.

Qualified Investments		
Purpose	#	\$(‘000s)
Affordable Housing	434	924,000
Economic Development	184	84,000
Community Services	1,818	42,000
Revitalize and Stabilize	66	26,000
Totals	2,502	\$1,076,000

JPMC Bank’s investments exhibited excellent responsiveness to the most pressing credit and community development needs in the bank’s assessment areas. The table at left details the bank’s qualified investments.

SERVICE TEST

The overall JPMC Bank rating on the service test is rated “outstanding” based on outstanding performance in the CMSA 5602, New York and Texas state assessment areas.

Retail Services: JPMC Bank branches were readily accessible to all portions of the bank’s assessment areas. Although the bank opened and closed branches and automatic teller machines (“ATMs”) during the evaluation period, these changes did not adversely affect overall accessibility of the bank’s delivery system. Extended morning, evening and weekend hours were widely scheduled and tailored to the convenience and needs of the assessment areas, particularly LMI areas.

JPMC Bank offered multiple alternative delivery systems that enhanced the distribution of banking services. For example:

- The bank has a network of 329 off-site ATMs, of which 91 or 28% are located in LMI areas. Many ATMs give instructions in Spanish, Korean, Chinese, French, Italian, Russian and Portuguese.
- With Chase Online Banking for Small Businesses, customers can view business and personal accounts together and pay employees electronically. The service's tax payment feature can help small businesses comply with federal requirements on electronic remittance of tax payments. Businesses can also pay bills electronically to payees who do not have an account with JPMC Bank. As of December 31, 2002, approximately 93,600 small businesses bank online.
- Chase Small Business Service Line supports Chase Small Business Direct by providing account information, maintenance and credit information. Service is provided 24 hours a day, seven days a week, and can be accessed in Spanish.
- JPMC Bank offers Lifeline Savings Accounts, which have no monthly fee if an average balance of \$500 is maintained. Regardless of balance, each transaction after the first three transactions a month is charged \$1.
- Since December 2001, JPMC Bank's Ready Pay Electronic Transfer Accounts ("ETAs") give unbanked people an opportunity to receive direct deposits of government payments. The deposit product has a \$3 monthly maintenance fee, four free JPMC Bank ATM withdrawals a month, \$1 fee for additional withdrawals, and a \$1 fee for all non-JPMC Bank ATM withdrawals. The Treasury Department does not require ETA accounts. As of December 31, 2002, 1,832 such accounts have opened at JPMC Bank.

Community Development Services: JPMC Bank is a leader in providing community development services, based primarily on performance in the CMSA 5602 and state of Texas assessment areas. In the New York State assessment area, the bank provided a relatively high level of community development services.

Community Development Services	
Type	#
Technical Assistance	127
Seminars	791
Miscellaneous	17

As shown in the table at left, the bank sponsored several workshops and seminars providing financial and other education throughout its assessment areas. Bank employees also provided technical assistance and other services to several organizations.

In addition, bank officers were members of 372 governing boards of qualifying community development organizations in the assessment areas, providing affordable housing, economic development and community services.

JPMC Bank has established Small Business Resource Centers in its assessment areas to help start-up or developing businesses in need of information and resources. The business consultants at the resource centers offer technical assistance to help businesses identify financial needs and

possible solutions. They advise on loan applications, assist with potential business problems, and help find alternative financing and loan underwriting.

The centers also provide educational materials on marketing, cash flow and drafting a business plan. Resource center personnel are proficient in Russian, Spanish and Mandarin. The bank has nine centers in New York City, Long Island, Westchester County, and in the states of Connecticut and Texas.

COMPLIANCE WITH ANTIDISCRIMINATION LAWS

No credit practices were identified that violated the substantive provisions of the anti-discrimination laws and regulations, including the Equal Credit Opportunity Act (Regulation B), the Fair Housing Act and the Home Mortgage Disclosure Act (Regulation C).

MULTISTATE METROPOLITAN AREA

(FULL REVIEW)

CMSA 5602 (NEW YORK-NORTHERN NJ-LONG ISLAND, NY-NJ-CT-PA)

CRA RATING FOR CMSA 5602⁷: “OUTSTANDING.”

The lending test is rated: Outstanding.

The investment test is rated: Outstanding.

The service test is rated: Outstanding.

Major factors supporting the rating include:

- Excellent responsiveness to assessment area credit needs;
- Good geographic distribution of loans in the bank’s assessment area;
- Excellent distribution of loans among individuals of different income levels and businesses of different sizes;
- An excellent level of community development lending;
- An excellent level of qualified investments; and
- Readily accessible delivery systems to geographies and individuals of different income levels.

SCOPE OF EXAMINATION

Examiners conducted a full-scope review of JPMC Bank’s performance in the CMSA 5602 assessment area. Performance in PMSA 5600 (New York, NY) was a major influence on CMSA performance. PMSA 5600 represents a significant portion of the CMSA population, LMI tracts, branch deposits and retail branches. The PMSA also contains the majority of the bank’s home purchase and small business lending and a significant portion of its refinance lending in CMSA 5602.

PMSA 5380 (Nassau-Suffolk, NY), PMSA 5640 (Newark, NJ), and PMSA 0875 (Bergen, Passaic, NJ) are also areas with greater JPMC Bank branch presence and assessment area demographics. Consequently, examiners focused on the three PMSAs when drawing an overall conclusion for CMSA 5602. For details, see Exhibit 4 on the following page.

⁷ This rating reflects performance within the multistate metropolitan area. The statewide evaluations are adjusted and do not reflect performance in the parts of those states contained in the multistate metropolitan area.

EXHIBIT 4
Summary of Key Assessment Area Data
CMSA 5602 (New York-Northern NJ-Long Island, NY-NJ-CT-PA)

	PMSA 5600 NY, NY	PMSA 5380 Nassau NY	PMSA 5640 Newark NJ	PMSA 0875 Bergen NJ	PMSA 3640 Jersey Cty	PMSA 1160 B'port CT	PMSA 8040 Stam. CT	PMSA 5480 NHav'n CT	PMSA 1930 D'bury CT	PMSA 5660 Orange NY	Total
Total Population⁸	8,546,846	2,609,212	1,559,398	1,278,440	553,099	385,064	329,942	197,401	193,610	26,674	15,679,686
% of CMSA 5602 AA population	55%	17%	10%	8%	4%	2%	2%	1%	1%	0%	100%
Families	2,074,817	690,401	403,125	343,174	137,646	102,325	89,104	46,572	52,055	6,265	3,945,484
Families % CMSA 5602 AA families	53%	17%	10%	9%	3%	3%	2%	1%	1%	0%	100%
Total Census Tracts⁸	2,497	582	394	303	161	104	82	45	48	5	4,221
Tracts % CMSA 5602 AA tracts	59%	14%	9%	7%	4%	2%	2%	1%	1%	0%	100%
LMI tracts	754	82	163	66	32	31	23	22	8	1	1,182
LMI % all CMSA 5602 AA LMI tracts	64%	7%	14%	6%	3%	3%	2%	2%	1%	0%	100%
Total Owner-occupied Units⁸	1,084,100	687,506	314,699	296,445	67,837	95,267	84,102	31,766	51,773	5,300	2,718,795
Units % of CMSA 5602 AA units	40%	25%	12%	11%	2%	4%	3%	1%	2%	0%	100%
Business Establishments⁹	351,206	139,446	74,354	71,255	20,568	18,434	26,555	7,960	12,470	1,262	723,510
Bus. est. % CMSA 5602 AA bus. est.	49%	19%	10%	10%	3%	3%	4%	1%	2%	0%	100%
Number of Branches¹⁰	241	59	23	13	1	14	11	1	4	1	368
% CMSA 5602 AA branches	65%	16%	6%	4%	0%	4%	3%	0%	1%	0%	100%
Branches in LMI tracts¹¹	57	10	1	1	0	3	3	1	1	0	77
LMI % CMSA 5602 AA LMI branches	74%	13%	1%	1%	0%	4%	4%	1%	1%	0%	100%
Branch Deposits¹²	107,202,977	9,270,241	1,804,777	1,073,773	1,162	883,684	927,225	171,626	203,761	56,538	121,595,764
% of CMSA 5602 Deposits	88%	8%	1%	1%	0%	1%	1%	0%	0%	0%	100%
Market Share (%) / Rank¹³	29.97% / 1	14.64% / 1	4.57% / 5	2.99% / 10	.01% / 31	12.66% / 3	8.70% / 4	1.01% / 11	5.45% / 9	1.34% / 16	22.01% / 1
Home Purchase¹⁴	19,931	7,565	2,119	1,672	587	700	987	198	412	53	34,224
% of CMSA 5602 AA home purchase	58%	22%	6%	5%	2%	2%	3%	1%	1%	0%	100%
Refinance¹⁴	13,094	7,565	4,518	3,852	997	1,124	2,465	217	818	46	34,696
% of CMSA 5602 refinancings	38%	22%	13%	11%	3%	3%	7%	1%	2%	0%	100%
Small Business Loans	61,111	17,378	4,447	3,930	633	1,678	1,645	230	756	88	91,896
% of CMSA 5602 small bus. loans	67%	19%	5%	4%	1%	2%	2%	0%	1%	0%	100%
Combined Loan Totals	94,136	32,508	11,084	9,454	2,217	3,502	5,097	645	1,986	187	160,816
% of CMSA 5602 AA Originations	59%	20%	7%	6%	1%	2%	3%	0%	1%	0%	100%

⁸ Source: 1990 U.S. Census data.

⁹ Source: 2000 Dun & Bradstreet data.

¹⁰ Number of branches takes into account branch openings and closings during the 2001-2002 examination period.

¹¹ Chase has 4 branches in CMSA 5602 located in zero income tracts. These branches are included with the branches in LMI tracts.

¹² Total domestic deposits as of 6/30/2002. Source: FDIC.

¹³ Deposit market share and market rank are as of 6/30/02 for the entire MSA. Source: FDIC.

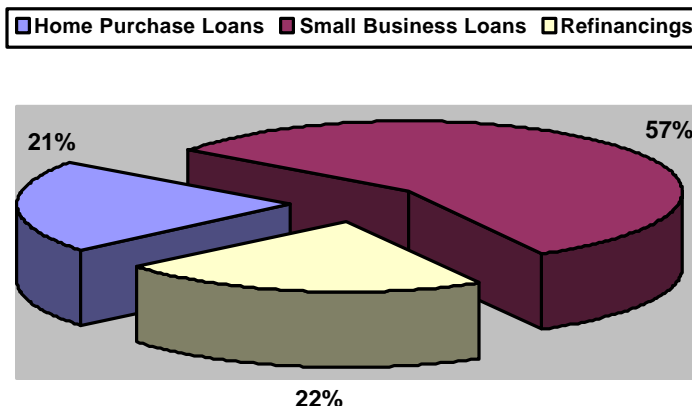
¹⁴ Originations include both originations and loans purchased between 1/1/2001 and 12/31/2002.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN CMSA 5602

As detailed in Exhibit 1 on page BB6, CMSA 5602 contains a significant portion of JPMC Bank's overall operations. Of all assessment areas, the CMSA had approximately 60% of the bank's lending in 2001 and 2002.

As the chart at right illustrates, the bank emphasized small business lending in CMSA 5602, while the levels of home purchase lending and refinancings were lower.

Lending in CMSA 5602



PERFORMANCE CONTEXT

CMSA 5602 encompasses the New York metropolitan area of southern New York, southwestern Connecticut and northeastern New Jersey. Immigration spurred CMSA population growth during the 1990s. Overall, 24% of CMSA residents were born outside the U.S. The 2000 Census shows that 2.1 million people moved to the CMSA between 1990 and 2000. Of those, over 1 million came from Latin America, 583 thousand from Asia and 373 thousand from Europe.

Recent immigrants may have limited or no credit histories, different beliefs about borrowing, and language differences. These factors, combined with a possible need for financial literacy education, may hinder the bank from fully meeting the credit needs of the community.

In addition to a diverse and growing population, the CMSA's large number of LMI families and high poverty rates (particularly in the urban areas) combined with high housing prices to create an acute shortage of affordable housing.

Affordable mortgage programs are needed, and additional rental properties that the LMI population can afford need to be developed. Community contacts spoke of the need for flexible lending programs and loans for affordable rental housing. In addition, they said a lack of Section 8 certificates and other subsidies has prevented construction of housing LMI families can afford.

The economy of the New York metropolitan area declined following its historic expansion in the 1990s. Early in the JPMC Bank examination period, downturns in the dot-com sector and the stock market caused thousands of layoffs. The September 11, 2001, terrorist attacks intensified the decline, and many lower Manhattan businesses, particularly those in the securities industry, moved to Westchester County, Long Island, New Jersey and Connecticut. The impact was distributed throughout the assessment area as many workers were displaced and job losses began to affect the region. Economic development programs and loans to small businesses and nonprofit groups are needed.

NEW YORK

Income Characteristics

The 2002 and 2001 HUD-adjusted median family incomes for the PMSAs in the New York portion of the CMSA 5602 assessment area are listed in the accompanying table. The 2000 Census shows a significantly lower median family income in the New York PMSA than in the CMSA as a whole and a significantly higher proportion of families below the poverty level. The New York portion of the CMSA contains most of the assessment area's LMI tracts.

HUD MEDIAN FAMILY INCOME		
PMSA	2002	2001
5600 (New York, NY)	\$62,800	\$59,100
5380 (Nassau-Suffolk, NY)	\$83,000	\$78,700
5660 (Newburgh, NY-PA)	\$58,700	\$55,800

According to the 2000 Census, the CMSA has a median family income of \$60,254, and 10% of families live below the poverty level. Low incomes and poverty are concentrated in the New York City portion of the PMSA. PMSA 5600 (New York, NY) has a median family income of \$46,471, and almost 14% of families subsist below the poverty level.

Housing Characteristics

The 2000 Census found the highest homeownership rates in the suburban PMSAs; as much as 75% in PMSA 5380 (Nassau-Suffolk, NY). In contrast, PMSA 5600 (New York, NY) has a smaller proportion of owner-occupied homes, with the lowest rates in New York City. Low rates of homeownership tend to limit mortgage-lending opportunities.

The National Association of Realtors puts the median sales price of a single-family home in CMSA 5602 at \$310,000 in 2002, up from \$258,200 in 2001. Higher values are found in suburban areas as well as Manhattan (New York County). Housing values are lower in the city's other counties. Throughout the assessment area, however, high housing costs significantly limit homeownership opportunities for LMI families.

Both New York City and PMSA 5600 as a whole tend to have older housing stock. The 2000 Census reports that 67% of housing units in the city and 66% in the PMSA were built in 1940 or earlier. The aging housing stock indicates a need for home improvement financing.

The PMSA also has a shortage of affordable rental housing. According to the 2000 Census, the median rent in PMSA 5600 (New York, NY) is \$715, a gross rent figure representing 35% or more of the income earned in more than a third of all households. This median figure is lower than the market rent and includes rent-stabilized apartments.

The sharp disparity between incomes and housing costs, either owned or rented, suggests a need for affordable mortgage programs and development of rental properties for the LMI population. Community contacts throughout the assessment area agreed that affordable housing is one of the most pressing needs.

Labor, Employment and Economic Characteristics

The lingering effects of 9/11 and the national recession negatively impacted New York City's economy at the end of 2001. Numerous jobs were lost in finance, insurance, real estate, manufacturing, transportation and public utilities in 2001.

According to the New York State Department of Labor, unemployment has been growing during the examination period and is highest in the urban areas. Average annual unemployment rates in PMSA 5600 increased from 5.6% in 2001 to 7.3% in 2002. In New York City, the jobless rate for 2001 averaged 6.0%, increasing to 7.9% for 2002.

The nonprofit community has also been hard-hit. New York City budget cutbacks have forced city agencies to cut funding as much as 15%, and such measures impact human services organizations. Organizations also face losses from either cancelled or scaled-back fund-raisers and fewer donations. All this has occurred as many organizations face increased demands for services, especially those related to hunger, job placement and retraining. This situation has created the need for community development loans and investments.

NEW JERSEY

Income Characteristics

The accompanying table lists 2002 and 2001 HUD-adjusted median family incomes for the PMSAs in the New Jersey portion of the CMSA 5602 assessment area. LMI tracts in this portion of the CMSA are concentrated in PMSA 5640 (Newark, NJ) where 62% of the New Jersey LMI tracts are located.

HUD MEDIAN FAMILY INCOME		
PMSA	2002	2001
5640 (Newark, NJ)	\$78,700	\$74,000
3640 (Jersey City, NJ)	\$60,100	\$54,800
0875 (Bergen-Passaic, NJ)	\$78,900	\$74,600

The 1990 Census also indicates that 39% of the 883 thousand families in the assessment area are LMI. In addition, 7% of families subsist below the poverty level. However, in PMSA 3640 (Jersey City, NJ), 12% of families are below the poverty level.

Low income levels in the urban areas of New Jersey make it difficult for families to afford their own homes and indicate a need for more affordable housing, particularly in Jersey City and Newark.

Housing Characteristics

Low numbers of owner-occupied units limit the demand for mortgage loans. Only 52% of the 1.3 million housing units in the New Jersey assessment area are owner-occupied. In LMI census tracts, only 26% of the housing units are owner-occupied. According to the New Jersey Association of Realtors, median housing values for the fourth quarter of 2002 ranged from \$208,800 in PMSA 3640 (Jersey City, NJ) to \$382,400 in the Bergen County portion of PMSA 0875. High housing costs in the New Jersey assessment area also limit homeownership for LMI families.

Labor, Employment and Economic Characteristics

Unemployment in the New Jersey portion of the CMSA increased during the examination period. Between 2001 and 2002, jobless rates increased from 4.3% to 5.8% in PMSA 0875, from 6.2% to 8.1% in PMSA 3640, and from 4.3% to 6.1% in PMSA 5640. Increasing unemployment indicates a need for economic development.

CONNECTICUT

Income Characteristics

The accompanying table shows 2002 and 2001 HUD-adjusted median family incomes for the PMSAs in the Connecticut portion of the CMSA 5602 assessment area. PMSA 8040, according to HUD, has the highest median family income of any PMSA in the state.

HUD MEDIAN FAMILY INCOME		
PMSA	2002	2001
1160 (Bridgeport, CT)	\$75,000	\$72,000
1930 (Danbury, CT)	\$98,100	\$93,500
5480 (New Haven-Meriden, CT)	\$65,300	\$63,500
8040 (Stamford-Norwalk, CT)	\$115,500	\$109,800

According to the 1990 Census, 30% of the census tracts in the Connecticut portion of the assessment area are LMI. Many of these tracts are located in PMSA 1160 (Bridgeport, CT).

The 1990 Census also shows that 38% of the families in the Connecticut portion of the assessment area are upper-income, 23% are middle-income, 19% moderate-income and 20% are low-income. Six percent of families are below the poverty level.

Housing Characteristics

Housing in Connecticut is expensive, particularly in the suburbs closest to New York City, such as Fairfield County. According to the Connecticut Department of Economic and Community Development, the 2000 average price of a home in Fairfield County was \$367 thousand. Average housing costs in the cities of Bridgeport and New Haven were more modest; \$109 thousand and \$107 thousand, respectively.

According to the 1990 Census, the Connecticut assessment area has a homeownership rate of 64%. Most of the housing, 80%, is made up of one- to four-family units.

Labor, Employment and Economic Characteristics

Compared with New York and New Jersey, unemployment rates in the Connecticut portion of CMSA 5602 have been low, although the recession has affected employment levels. According to the U.S. Department of Labor, unemployment rates between 2001 to 2002 increased from 4.1% to 5.3% in PMSA 1160, 2.5% to 3.3% in PMSA 1930, from 3.2% to 4.1% in PMSA 5480, and from 2.4% to 3.2% in PMSA 8040.

EXHIBIT 5								
Assessment Area Demographics								
CMSA 5602 (New York-Northern New Jersey-Long Island, NY-NJ-CT-PA)								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families By Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	436	10	359,576	9	146,455	41	874,664	22
Moderate-income	746	18	725,261	18	125,704	17	662,483	17
Middle-income	1,660	39	1,632,522	41	95,015	6	827,842	21
Upper-income	1,238	29	1,228,125	31	31,549	3	1,580,495	40
NA	141	3	0	0	0	0	0	0
Total Assessment Area	4,221	100	3,945,484	100	398,723	10	3,945,484	100
	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacancy	
	#	%	%	#	%	#	%	
Low-income	541,642	41,334	2	8	465,665	86	34,643	6
Moderate-income	1,166,813	280,838	10	24	800,470	69	85,505	7
Middle-income	2,457,040	1,247,500	46	51	1,075,058	44	134,482	5
Upper-income	1,965,879	1,149,033	42	58	699,352	36	117,494	6
NA	1,240	90	0	7	851	69	299	24
Total Assessment Area	6,132,614	2,718,795	100	44	3,041,396	50	372,423	6
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
	#	%	#	%	#	%	#	%
Low-income	40,090	6	32,590	5	4,803	6	2,697	7
Moderate-income	113,470	16	92,914	16	13,369	16	7,187	17
Middle-income	277,240	38	233,047	39	28,264	34	15,929	39
Upper-income	283,600	39	235,192	39	33,473	41	14,935	36
Tract not reported	9,110	1	6,306	1	2,384	3	420	1
Total Assessment Area	723,510	100	600,049	100	82,293	100	41,168	100
	Percentage of Total Businesses:			83	-	11	-	6

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN CMSA 5602

LENDING TEST

JPMC Bank’s performance with respect to the lending test in CMSA 5602 is rated “outstanding.” An analysis of the bank’s lending activity, distribution of loans among borrowers of different income levels and businesses of different sizes, and community development loans revealed excellent performance while the geographic distribution of loans was good.

Information used to evaluate the bank’s performance in the assessment area is shown in the first

set of Appendix D tables. Lending activity is depicted in CMSA Table 1, geographic distribution in CMSA Tables 2-7 and borrower characteristics are detailed in CMSA Tables 8-12.

Lending Activity: JPMC Bank’s lending activity showed excellent responsiveness to retail credit needs in CMSA 5602. During the examination period, the bank and its affiliates were the leading lender in the tri-state area for HMDA-related loans and ranked third for small business loans. JPMC Bank ranks first in deposit market share.

Since the previous examination period, overall loan volume climbed 29% because of a 249% increase in refinancings resulting from low interest rates and a 17% increase in small business lending. Home purchase volume, however, declined 6% as the economy softened and large national mortgage originators, such as Washington Mutual and Wells Fargo, increased market share in a highly competitive environment. JPMC Bank’s loan volume trends outpaced the market aggregate in all products between 2000 and 2001.

In particular, JPMC Bank originated and purchased a significant number of HMDA-related and small business loans in PMSA 5600 (New York, NY). Of the HMDA-related and small business loans analyzed in the CMSA assessment area, 59% were in PMSA 5600 (New York, NY). For details, see CMSA 5602 Table 1 in Appendix D.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected good penetration in LMI geographies.

Home Purchase Loans

The overall geographic distribution of home purchase loans across geographies of different income levels reflected excellent penetration in LMI geographies. Performance context issues, including lending opportunities reflected in the number and percentage of owner-occupied units and aggregate performance, were considered. The following table summarizes JPMC Bank’s performance in LMI areas of the primary PMSAs:

HOME PURCHASE LENDING				
Primary PMSA	Low-income Tracts		Moderate-income Tracts	
	JPMC Bank Performance	Aggregate Comparison	JPMC Bank Performance	Aggregate Comparison
5600 (New York, NY)	Excellent	Significantly above	Excellent	Similar
5380 (Nassau-Suffolk, NY)	Excellent	Below	Excellent	Similar
5640 (Newark, NJ)	Excellent	Significantly above	Excellent	Above
0875 (Bergen-Passaic, NJ)	Excellent	Significantly above	Excellent	Significantly above

Refinance Loans

Overall, refinance lending across geographies of different income levels reflected good distribution. Performance context issues, including lending opportunities evidenced by the number and percentage of owner-occupied units and performance of the aggregate, were considered. The following table summarizes JPMC Bank’s performance in LMI areas of the primary PMSAs:

REFINANCINGS				
Primary PMSA	Low-income Tracts		Moderate-income Tracts	
	JPMC Bank Performance	Aggregate Comparison	JPMC Bank Performance	Aggregate Comparison
5600 (New York, NY)	Good	Slightly below	Good	Slightly below
5380 (Nassau-Suffolk, NY)	Excellent	Below	Excellent	Slightly above
5640 (Newark, NJ)	Excellent	Above	Excellent	Significantly above
0875 (Bergen-Passaic, NJ)	Excellent	Significantly above	Excellent	Significantly above

Small Business Loans

The overall distribution of small business loans across geographies of different income levels was good. Performance context issues, including lending opportunities reflected in the number and percentage of businesses and aggregate performance, were considered. The following table summarizes the bank’s performance in LMI tracts in the primary PMSAs:

SMALL BUSINESS LENDING				
Primary PMSA	Low-income Tracts		Moderate-income Tracts	
	JPMC Bank Performance	Aggregate Comparison	JPMC Bank Performance	Aggregate Comparison
5600 (New York, NY)	Good	Similar	Good	Similar
5380 (Nassau-Suffolk, NY)	Adequate	Similar	Adequate	Below
5640 (Newark, NJ)	Adequate	Slightly below	Poor	Below
0875 (Bergen-Passaic, NJ)	Excellent	Significantly above	Good	Similar

Distribution by Borrower Income and Revenue Size of the Business: The overall distribution of loans among borrowers of different income levels and businesses of different sizes was excellent. Performance context issues including the assessment area’s high housing costs, number and percentage of LMI families, sizes of businesses, and aggregate performance in the assessment areas were considered.

HMDA-related Lending to Moderate-income Borrowers

The distribution of home purchase loans and refinancings to moderate-income borrowers was good. The following chart summarizes performance in the four primary PMSAs:

Primary PMSA	Moderate-income Borrowers			
	Home Purchase Lending		Refinancings	
	JPMC Bank Performance	Aggregate Comparison	JPMC Bank Performance	Aggregate Comparison
5600 (New York, NY)	Good	Above	Adequate	Similar
5380 (Nassau-Suffolk, NY)	Excellent	Similar	Excellent	Similar
5640 (Newark, NJ)	Excellent	Similar	Excellent	Slightly above
0875 (Bergen-Passaic, NJ)	Excellent	Slightly above	Excellent	Above

HMDA-related Lending to Low-income Borrowers

Considering high housing costs that makes homeownership unaffordable to most low-income borrowers, the distribution of both home purchase loans and refinancings was adequate. The following chart summarizes performance in the primary PMSAs:

Primary PMSA	Low-income Borrowers			
	Home Purchase Lending		Refinancings	
	JPMC Bank Performance	Aggregate Comparison	JPMC Bank Performance	Aggregate Comparison
5600 (New York, NY)	Adequate	Above	Adequate	Similar
5380 (Nassau-Suffolk, NY)	Adequate	Similar	Adequate	Similar
5640 (Newark, NJ)	Adequate	Similar	Adequate	Slightly above
0875 (Bergen-Passaic, NJ)	Adequate	Similar	Adequate	Similar

Lending to Businesses of Different Sizes

The distribution of loans to businesses of different sizes was excellent in light of the proportion of loans for \$100 thousand or less, number of loans to businesses in the assessment area with gross annual revenues (“GAR”) of \$1 million or less, and performance of the aggregate.

Performance in lending to businesses of different sizes for all four primary PMSAs was less than the proportion of businesses with GAR of \$1 million or less. However, performance was above that of the aggregate, even when including specialized credit card lenders. Loan sizes indicated excellent responsiveness to the credit needs of smaller businesses; 94% of loans were for \$100 thousand or less, and the average loan amount was just \$49 thousand.

Community Development Loans: JPMC Bank’s community development lending performance was excellent. During the examination period, loans benefiting the CMSA assessment area totaled \$941 million, including \$270 million in community development loans that benefited statewide and regional areas included in the CMSA assessment area.

Most community development lending benefited the New York portion of the CMSA assessment area where commitments totaled \$929 million or 99% of total CMSA activity. Activity in the Connecticut portion of the CMSA totaled \$8 million or 1% of total activity. Activity in the New Jersey portion of the CMSA totaled almost \$4 million or less than 1% of total activity.

Most of JPMC Bank’s complex and innovative community development lending in the CMSA included bridge loans and lines of credit to affordable housing developers and LIHTC syndications.

JPMC Bank’s community development lending efforts in CMSA 5602 targeted affordable housing, which community contacts identified as a critical need in the CMSA. Sixty-eight percent of all CMSA loans were for affordable housing, while 19% supported activities to revitalize and stabilize LMI areas. Most of these loans were construction loans, which developed over 6,159 units of affordable housing.

Community Development Activity		
Purpose	#	\$('000s)
Affordable Housing	92	644,000
Revitalize and Stabilize	18	182,000
Community Services	204	97,000
Economic Development	23	18,000
Totals	337	\$941,000

Examples of JPMC Bank’s community development loans follow:

- Working in conjunction with several entities in New York City, JPMC Bank provided a \$75 million master credit facility to be used as permanent loans for various construction loans and bridge financing.
- Working with the “New Homes Program” in New York City, the bank closed a \$16 million construction loan that will be used to build 57 two-family homes, 4 three-family homes, and 30 condominiums in an LMI area of Brooklyn.
- The bank provided \$18 million in financing to build 220 multifamily units in South Jamaica (Queens) for LMI senior citizens. In conjunction with this financing, the bank also provided \$19 million in equity by purchasing LIHTCs through JPMC Bank’s Affordable Housing Fund.
- The bank made an affordable housing loan in Bridgeport, Connecticut, to facilitate a multifamily housing project that will contain 66 one-bedroom units. Half the units at the property are Section 8-eligible, and half are leased to general market residents. The loan funded the acquisition of the property.

INVESTMENT TEST

JPMC Bank’s performance under the investment test in CMSA 5602 is rated “outstanding.” The bank’s level of qualified community development investments and grants exhibited excellent responsiveness to credit and community development needs. The bank’s involvement benefited organizations concerned with affordable housing, economic development, community services, and revitalization and stabilization.

The bank’s level of investments in CMSA 5602 was \$901 million or 84% of total investments at this examination. Approximately \$717 million or 80% of qualified investments were LIHTCs, which are considered complex because of accounting and monitoring requirements. This total investment volume includes statewide LIHTCs in New York, New Jersey and Connecticut that benefit areas including CMSA 5602.

JPMC Bank’s investments exhibited excellent responsiveness to affordable housing, which is one of the most pressing credit and community development needs in the bank’s CMSA 5602 assessment area. The following table details the bank’s qualified investments in the CMSA.

Qualified Investments		
Purpose	#	\$('000s)
Affordable Housing	342	780,082
Economic Development	154	61,384
Community Services	1,603	34,147
Revitalize and Stabilize	49	25,622
Totals	2,148	\$901,235

Economic development activity was directed primarily toward local community development financial institutions that provide direct loans to very small businesses. This helps meet small business credit needs, which were also identified as an important credit need throughout CMSA 5602.

Examples of qualified investments in the CMSA follow:

- Through a privately placed mortgage-backed security, the bank purchased Collateral Trust Notes totaling \$25 million supporting affordable housing.
- Supporting economic development, three investments in small business investment companies (“SBICs”) totaling \$8 million will invest in Small Business Administration (“SBA”)-defined small businesses in New York, New Jersey and Connecticut.
- A \$25 million investment in a real estate equity fund will revitalize and stabilize LMI areas in New York City.

SERVICE TEST

JPMC Bank’s performance under the service test in CMSA 5602 is rated “outstanding” based primarily on excellent branch distribution and the bank’s volume of community development services in the assessment area.

Retail Services: Delivery systems in the assessment area were readily accessible compared with

the portion of the population residing in LMI geographies. For details, see CMSA Table 15 in Appendix D. Of the 368 branches in CMSA 5602, 73 or 20% are located in LMI areas. Four branches are in census tracts without specified income, but these branches were adjacent to LMI tracts. In addition, 88 branches were adjacent to LMI areas, and some should be able to serve those areas. The total number of branches in or adjacent to LMI census tracts was 161 or 44% of the total number of branches. This compares favorably with the portion of the population located in LMI census tracts.

Changes in branch locations during the evaluation period have not adversely affected the bank's accessibility of delivery systems. Overall, 23 branches were sold, relocated or consolidated during the examination period. Specifically, 10 branches were consolidated into other JPMC Bank branches, 12 were relocated, and 1 branch was sold. One branch was relocated from a middle-income to a moderate-income tract, and the remaining relocations stayed within their census tract income designation. Of the ten consolidations, only two changed from LMI census tracts to non-LMI census tracts. The remainder stayed within their census tract income designation.

Alternative delivery systems somewhat enhanced the bank's performance in the assessment area. JPMC Bank had 147 off-site ATM locations in the assessment area, of which 45 or 31% were located in LMI areas. JPMC Bank has 15 mortgage offices in the assessment area, located in New York, New Jersey and Connecticut. Two of those offices are in LMI census tracts.

In Connecticut, JPMC Bank offers Lifeline Checking Accounts, although Connecticut banking law does not require such accounts. Account holders pay a \$6 fee and 30 cents per withdrawal (or \$1 per withdrawal at a non-JPMC Bank ATM). If transactions exceed ten in a billing cycle, regular fees will apply. An additional charge of \$1 is assessed when transactions exceed 40 in a statement cycle.

The bank's products and services are tailored to the convenience and needs of the assessment areas, including LMI areas. Of the 368 branches in the CMSA, 204 have either early morning or late evening hours, 95 have Saturday hours and 9 have Sunday hours. Of the 204 branches with early or late hours, 86 or 42% are in or adjacent to LMI areas. Of the 95 that have Saturday hours, 34 branches or 36% are located in or adjacent to LMI areas. Of the nine branches that have Sunday hours, one-third are in or adjacent to LMI areas.

Community Development Services	
Type	#
Technical Assistance	77
Seminars	487
Miscellaneous	14

Community Development Services: JPMC Bank is a leader in providing community development services in the assessment area. The table at left shows the bank's type and level of services during the evaluation period.

JPMC Bank officers were members of 240 boards of qualifying community development organizations in the assessment area. Also, the bank made 188 in-kind contributions to qualifying community development organizations in the assessment area.

STATE OF TEXAS

CRA RATING FOR TEXAS: “OUTSTANDING”

The lending test is rated: High satisfactory.

The investment test is rated: Outstanding.

The service test is rated: Outstanding.

Major factors supporting the rating include:

- Good responsiveness to assessment area credit needs;
- Good geographic distribution of loans in the bank’s assessment areas;
- Good distribution of loans among individuals of different income levels and businesses of different sizes;
- An excellent level of community development lending;
- An excellent level of qualified investments; and
- Readily accessible delivery systems to geographies and individuals of different income levels.

SCOPE OF EXAMINATION

For the state of Texas rating, examiners conducted full-scope analyses of three assessment areas:

1. **CMSA 3362 (Houston-Galveston-Brazoria, TX)**, including:
 - **PMSA 3360 (Houston, TX)**, consisting of Fort Bend, Harris and Montgomery Counties; and
 - **PMSA 2920 (Galveston-Texas City, TX)**, consisting of Galveston County.
2. **CMSA 1922 (Dallas-Fort Worth, TX)**, including:
 - **PMSA 1920 (Dallas, TX)**, consisting of Dallas, Collin and Denton Counties; and
 - **PMSA 2800 (Fort Worth-Arlington, TX)**, consisting of Tarrant County.
3. **MSA 2320 (El Paso, TX)**, consisting of El Paso County.

Conclusions regarding the state of Texas are based predominantly on JPMC Bank’s performance in the Dallas and Houston CMSAs and the El Paso MSA. Together these areas have a majority of the bank’s deposits, branches, HMDA-related and small business loans, population, LMI tracts, owner-occupied housing units and business establishments in the state of Texas assessment area. For details, see Exhibit 6 on the following page.

EXHIBIT 6

Summary of Key Assessment Area Data – State of Texas

	CMSA 1922 Dallas- Ft. Worth	CMSA 3362 Houston- Galv-Braz	MSA 7240 San Antonio	MSA 0640 Austin-San Marcos	MSA 2320 El Paso	MSA 4880 McAllen- Edinburg	MSA 1240 Brownsville- Harl-San B	STATE TOTALS
Total Population¹⁵	3,560,474	3,240,914	1,237,226	715,958	591,610	227,987	122,160	9,696,329
Population % of Texas AA population	37%	33%	13%	7%	6%	2%	1%	100%
Families	920,949	822,963	314,302	173,810	144,088	53,595	27,169	2,456,876
Families % of Texas AA Families	37%	33%	13%	7%	6%	2%	1%	100%
Total Census Tracts¹⁵	780	673	237	210	95	39	30	2,064
Tracts % Texas AA tracts	38%	33%	11%	10%	5%	2%	1%	100%
LMI tracts	277	267	93	64	35	11	15	762
LMI tracts % Texas AA LMI tracts	36%	35%	12%	8%	5%	1%	2%	100%
Total Owner-occupied Units¹⁵	740,181	636,830	250,695	137,788	104,549	42,290	18,762	1,931,095
Units % of Texas AA units	38%	33%	13%	7%	5%	2%	1%	100%
Business Establishments¹⁶	210,887	176,861	52,587	49,997	20,519	11,467	5,857	528,175
Bus. est. % Texas AA bus. establishments	40%	33%	10%	9%	4%	2%	1%	100%
Number of Branches¹⁷	36¹⁸	49	4	17	8	2	2	118
Branches % all Texas branches	31%	42%	3%	14%	7%	2%	2%	100%
Branches in LMI tracts	9	12	1	2	3	1	1	29
LMI branches % Texas AA LMI branches	31%	41%	3%	7%	10%	3%	3%	100%
Branch Deposits (\$'000s)¹⁹	4,806,033	23,594,324	503,722	984,848	936,072	624,201	316,690	31,765,890
% of Texas deposits	15%	74%	2%	3%	3%	2%	1%	100%
Market Share (%) / Rank²⁰	7.29% / 3	33.57% / 1	2.30% / 8	8.19% / 4	24.28% / 2	11.42% / 4	11.30% / 4	17.44% / 1
Home Purchase Originations²¹	13,932	14,121	3,458	4,915	1,717	210	104	38,457
% of Texas home purchase originations	36%	37%	9%	13%	4%	1%	0%	100%
Refinance Originations²¹	10,925	9,736	3,280	3,297	659	149	52	28,098
% of Texas Refinancings	39%	35%	12%	12%	2%	1%	0%	100%
Small Business Originations	8,620	13,794	1,508	2,039	1,619	705	450	28,735
SB % Texas AA originations	30%	48%	5%	7%	6%	2%	2%	100%
Combined Loan Totals	33,477	37,651	8,246	10,251	3,995	1,064	606	95,290
% of Texas AA Originations	35%	40%	9%	11%	4%	1%	1%	100%

¹⁵ Source: 1990 U.S. Census data.

¹⁶ Source: 2000 Dun & Bradstreet data.

¹⁷ Number of branches takes into account branch openings and closings during the 2001-2002 examination period.

¹⁸ Chase has 1 branch in CMSA 1922 located in a zero income tract. This branch is included with the branches in LMI tracts.

¹⁹ Total domestic deposits as of 6/30/2002. Source: FDIC.

²⁰ Deposit market share and market rank are as of 6/30/02 for the entire MSA. Source: FDIC.

²¹ Originations include both originations and loans purchased between 1/1/2001 and 12/31/2002.

Although the El Paso MSA does not contain a substantial portion of the Texas assessment area's deposits, lending or demographics, examiners conducted a full-scope analysis because of JPMC Bank's large share of deposits in the market.

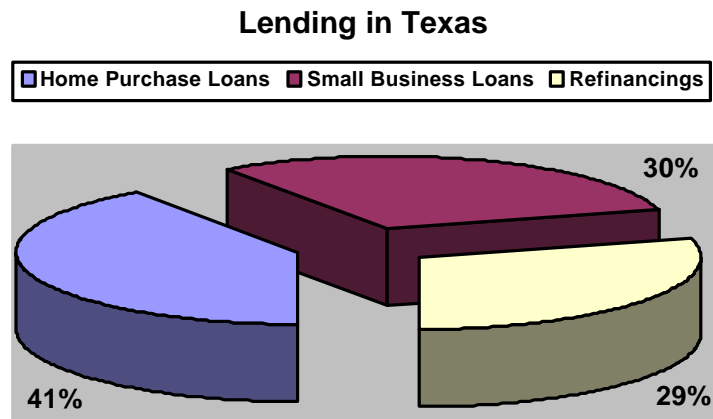
Examiners conducted a limited review of the following Texas assessment areas:

- **MSA 0640 (Austin-San Marcos, TX)**
- **MSA 1240 (Brownsville-Harlingen-San Benito, TX)**
- **MSA 4880 (McAllen-Edinburg-Mission, TX)**
- **MSA 7240 (San Antonio, TX)**

DESCRIPTION OF INSTITUTION'S OPERATIONS IN THE STATE OF TEXAS

JPMC Bank's CRA performance in the Texas state assessment areas received the second most weight in the bank's overall CRA performance. As detailed in Exhibit 1 on page BB6, the bank operates 22% of its branches containing 20% of all branch deposits. Texas also contains approximately 36% of the bank's combined total home purchase, refinance and small business lending originated or purchased during the examination period.

The table at right depicts the bank's lending for 2001 and 2002 in the Texas assessment areas. JPMC Bank stressed home purchase lending while levels of small business lending and refinancings were lower.



CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN TEXAS

LENDING TEST

JPMC Bank's performance with respect to the lending test in the state is rated "high satisfactory," based primarily on good performance in CMSA 1922 (Dallas-Fort Worth, TX) and CMSA 3362 (Houston-Galveston-Brazoria, TX), and adequate performance in MSA 2320 (El Paso, TX).

The data used to evaluate the bank's performance in the assessment area appear in the Texas section of the Appendix D tables. Lending activity is depicted in Texas Table 1, geographic distribution in Texas Tables 2-7 and borrower characteristics are depicted in Texas Tables 8-12.

Lending Activity: JPMC Bank’s responsiveness to retail credit needs in the Texas state assessment areas was good in relation to the bank’s capacity and performance context issues. The bank and its mortgage affiliate originated and purchased 95,290 loans during the examination period totaling approximately \$10.7 billion. Overall, loan volume increased 87% compared with the previous examination period. Activity in CMSA 1922 (Dallas-Fort Worth, TX) and CMSA 3362 (Houston-Galveston-Brazoria, TX) was considered good, while MSA 2320 (El Paso, TX) was adequate.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected good penetration in LMI geographies. This conclusion is based primarily on good performance in CMSA 1922 (Dallas-Fort Worth, TX) and CMSA 3362 (Houston-Galveston, TX), and adequate performance in MSA 2320 (El Paso, TX).

In the evaluation of the bank’s performance, examiners considered performance context issues, including the state Homestead Law’s right of rescission and the use of contract-for-deed practices to obtain housing. In addition, JPMC Bank’s refinance lending volume in Texas was impacted by the bank’s decision not to extend cash-out refinance loans in the state because of the Homestead Law. Under the law, loans must be made without recourse to the owner of the property, which bank management considers unacceptable risk.

Borrower Distribution: Borrower distribution reflected good performance in the Texas assessment areas. Performance was good in the CMSA 1922 (Dallas-Fort Worth, TX) and CMSA 3362 (Houston-Galveston-Brazoria, TX) assessment areas, and adequate in MSA 2320 (El Paso, TX).

Community Development Loans: JPMC Bank’s community development lending performance was outstanding during the examination period, with loan commitments in the Texas assessment areas totaling \$234 million. These loans financed 4,400 units of affordable housing. Most of the lending was in the Dallas-Fort Worth assessment area where commitments totaled \$76 million, or 32% of the state of Texas activity.

Community Development Lending		
Purpose	#	\$(‘000s)
Affordable Housing	99	159,000
Community Services	33	40,000
Revitalize and Stabilize	25	19,000
Economic Development	11	16,000
Totals	168	\$234,000

As indicated in the table at right, most community development lending was targeted to affordable housing, a pressing assessment area credit need.

INVESTMENT TEST

In the Texas state assessment areas, JPMC Bank had a high level of qualified investments, which exhibited excellent responsiveness to community development needs.

Qualified Investments		
Purpose	#	\$('000s)
Affordable Housing	56	138,603
Economic Development	15	20,853
Community Services	94	1,721
Revitalize and Stabilize	3	80
Totals	168	\$161,257

At this examination, qualified investments totaled \$161 million or 15% of the bank's qualified investments. As indicated in the table at left, the majority of qualified investment dollars were directed to affordable housing initiatives. Of total affordable housing investments, \$116 million were LIHTCs targeted to benefit the entire state.

SERVICE TEST

Overall performance in the Texas assessment areas was outstanding, based on excellent performance in the CMSA 1922 (Dallas-Fort Worth, TX), CMSA 3362 (Houston-Galveston-Brazoria, TX) and MSA 2320 (El Paso, TX) assessment areas.

In Texas, JPMC Bank offers Lifeline Checking Accounts, although not required under Texas banking law. The account stipulates a \$100 minimum deposit to open, a \$4 monthly maintenance fee, ten free withdrawals, and a 75-cent charge for each withdrawal over ten in a billing cycle.

METROPOLITAN AREA

(FULL REVIEW)

CMSA 3362 (HOUSTON-GALVESTON-BRAZORIA, TX)

DESCRIPTION OF INSTITUTION'S OPERATIONS

As of December 31, 2002, JPMC Bank operated 49 branches, representing 42% of all its branches in the state of Texas. These branches contained \$24 billion in deposits, or 74% of the bank's total branch deposits in the state, as of June 30, 2002. For details, see Exhibit 7 on the following page.

PERFORMANCE CONTEXT

Demographic Characteristics

The Houston CMSA assessment area consists of Fort Bend, Harris and Montgomery Counties in PMSA 3360 (Houston, TX) and part of Galveston County in PMSA 2920 (Galveston-Texas City, TX).

The core of the Houston CMSA assessment area is Harris County, which contains approximately 87% of the population of the assessment area. Houston is the largest city in Texas and the fourth largest in the U.S. LMI lending opportunities are concentrated in Harris County, particularly in Houston.

The 2000 Census reveals that population in the Houston metropolitan area increased almost 26% in the 1990s. The Harris County population increased 21% to 3.4 million.

Income Characteristics

The Houston CMSA has some of the highest income levels in the state. HUD median family income figures are listed in the table at right.

HUD MEDIAN FAMILY INCOME		
PMSA	2002	2001
PMSA 3360 (Houston, TX)	\$59,600	\$58,500
PMSA 2920 (Galveston-Texas City, TX)	\$52,500	\$52,500

Most of the LMI census tracts in the CMSA assessment area are located in Harris County, specifically the northeastern, eastern and southern parts of the city of Houston.

Housing Characteristics

The Texas Homestead Laws impede banks' ability to extend credit in LMI areas of Houston and other Texas cities. Under these laws, an owner's primary residence has special protections against foreclosure by creditors. Under one protection, the right of rescission, a homeowner who

EXHIBIT 7			
Summary of Key Assessment Area Data			
CMSA 3362 (Houston-Galveston-Brazoria TX)			
	PMSA 3360 Houston	PMSA 2920 Galveston	CMSA 3362 TOTALS
Total Population²²	3,225,821	15,093	3,240,914
Population % of CMSA AA population	100%	0%	100%
Families	818,754	4,209	822,963
Families % of CMSA AA families	99%	1%	100%
Total Census Tracts²²	670	3	673
Tracts % CMSA AA tracts	100%	0%	100%
LMI tracts	267	0	267
LMI Tracts % CMSA AA tracts	100%	0%	100%
Total Owner-occupied Units²²	632,736	4,094	636,830
Units % of CMSA AA units	99%	1%	100%
Business Establishments²³	175,775	1,086	176,861
Business establishments % CMSA AA bus. est.	99%	1%	100%
Number of Branches²⁴	48	1	49
Branches % all CMSA branches	98%	2%	100%
Branches in LMI tracts	12	0	12
LMI branches % CMSA AA LMI branches	100%	0%	100%
Branch Deposits (\$000s)²⁵	23,466,757	127,567	23,594,324
% of CMSA deposits	99%	1%	100%
Market Share (%)/Rank²⁶	34.54%/ 1	5.21%/ 8	33.57%/ 1
Home Purchase Originations²⁷	13,987	134	14,121
% of CMSA home purchase originations	99%	1%	100%
Refinance Originations²⁷	9,617	119	9,736
% of CMSA refinancings	99%	1%	100%
Small Business Originations	13,694	100	13,794
Small business % CMSA AA originations	99%	1%	100%
Combined Loan Totals	37,298	353	37,651
% of CMSA AA Originations	99%	1%	100%

has given up property in foreclosure as a result of unpaid local taxes can reclaim the property for up to a year. This discourages others from buying and redeveloping the property because any monies spent could be lost to a homeowner who returns to exercise right of rescission.

The municipalities typically end up owning these abandoned properties. A community contact estimated that Houston has approximately 40 thousand lots with abandoned properties. The large number of such properties in LMI areas of Houston and other Texas cities results in dilapidated housing stock. This makes it difficult for financial institutions to make mortgages commensurate with the percentage of owner-occupied housing in these LMI areas.

²² Source: 1990 U.S. Census data.

²³ Source: 2000 Dun & Bradstreet data.

²⁴ Number of branches takes into account branch openings and closings during the 2001-2002 examination period.

²⁵ Total domestic deposits as of 6/30/2002. Source: FDIC.

²⁶ Deposit market share and market rank are as of 6/30/02 for the entire MSA. Source: FDIC.

²⁷ Originations include both originations and loans purchased between 1/1/2001 and 12/31/2002.

The number of homes with seriously delinquent property taxes in the city of Houston has affected the supply of affordable housing. With properties unavailable because of past due taxes, these homes are difficult to acquire, renovate and sell as affordable housing.

The Texas State Legislature amended certain provisions of the Homestead Laws in 1998 to allow lenders to originate home equity loans and reverse mortgages. Still, the law places numerous restrictions on lenders.

Another housing issue for LMI families in Houston is the “contract for deed” buying practice. In these seller-financed transactions, interest rates are often exorbitant, and title and ownership of a property is not transferred to the buyer until the purchase price is paid in full. As a result, the occupant cannot use the property as collateral when applying for a loan. Contracts-for-deed exist throughout Texas but are most common in areas bordering Mexico.

According to the 2000 Census, only 56% of CMSA housing is owner-occupied, which limits demand for mortgage loans. Most new homes have been built outside the city in suburban communities where land is less expensive.

In light of income levels in the area, homeownership is difficult for moderate-income families and barely possible for low-income families. According to a report from the Real Estate Center at Texas A&M University, just 62% of households in Houston can afford a median-priced home. For details, see the table at right.

Median Home Sales Price		
Area	2002	2001
PMSA 3360 (Houston, TX)	\$142,800	\$122,400

Source: National Association of Realtors

According to Houston’s 2000 Consolidated Plan, the city’s LMI neighborhoods have a shortage of affordable housing for LMI families. In an attempt to address affordable housing needs, the city has instituted several programs, such as the Houston Hometown Program, to increase homeownership and develop affordable housing.

Labor, Employment and Economic Characteristics

Driving forces behind the CMSA’s economy include energy companies, the Port of Houston, Texas Medical Center and Johnson Space Center. Still, 95% of the businesses in the county have fewer than 50 employees, providing opportunities for small business lending. Houston offers a number of incentive programs to encourage economic development, including tax abatements, Enterprise Zones, Tax Increment Reinvestment Zones and Tax Increment Financing.

As shown in the table below, unemployment increased during the examination period. Jobless rates for the Houston PMSA were lower than for the state as a whole while the Galveston-Texas City rates exceeded state averages.

Average Annual Unemployment Rate		
Area	2002	2001
PMSA 3360 (Houston, TX)	5.9%	4.3%
PMSA 2920 (Galveston-Texas City, TX)	7.4%	6.0%
State of Texas	6.3%	4.8%

To encourage economic development, a 20-square-mile area including Houston’s central business district has been given a

federal designation as an Enhanced Enterprise Community, which provides access to new financing programs for micro-enterprise and small business loans. These activities give area financial institutions numerous opportunities for community development lending and investments.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN CMSA 3362

LENDING TEST

JPMC Bank's performance with respect to the lending test in this CMSA was good.

Lending Activity: JPMC Bank's responsiveness to retail credit needs in the assessment area portion of CMSA 3362 (Houston-Galveston-Brazoria, TX) was good. Compared with the previous examination period, overall loan volume increased 97% as a result of:

- a 452% increase in refinancings;
- a 66% increase in home purchase lending; and
- a 56% increase in small business lending.

Comparative data for 2000 and 2001 reflect that JPMC Bank's increases in HMDA-related volume were significantly greater than the aggregate's performance. The bank's small business loan volume also surpassed the aggregate's performance. Lower interest rates and increased emphasis on small business lending affected performance in this market. Deposit market share was not fully commensurate with lending market share. In 2001, JPMC Bank ranked fourth in HMDA-related lending and fifth in small business lending. The bank is first in deposit market share.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected good loan penetration. Performance context issues including lending opportunities reflected in the number and percentage of owner-occupied units and businesses and aggregate performance were considered. Also considered were the state Homestead Law's right of rescission, LMI families' use of contract-for-deed to obtain housing, and JPMC Bank's decision to exclude cash-out refinancings from its lending product in Texas.

Home Purchase Loans

The geographic distribution of home purchase loans across geographies of different income levels reflected adequate penetration in LMI geographies. The bank performed above the aggregate in LMI geographies. The weak performance of the aggregate indicates that the performance context issues noted have negatively impacted lenders' ability to originate loans in LMI geographies.

Refinance Loans

Refinance lending across geographies of different income levels reflected adequate distribution. JPMC Bank's performance was adequate in both low- and moderate-income geographies. While the bank performed below the aggregate in both geographies, the performance of the aggregate was also weak and indicative of the performance context issues previously noted.

EXHIBIT 8
Assessment Area Demographics
CMSA 3362 (Houston-Galveston-Brazoria, TX)

Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families By Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	75	11	58,896	7	22,661	39	182,507	22
Moderate-income	192	29	204,424	25	41,548	20	135,806	17
Middle-income	208	31	277,249	34	24,531	9	167,468	20
Upper-income	184	27	282,394	34	8,790	3	337,182	41
NA	14	2	0	0	0	0	0	0
Total Assessment Area	673	100	822,963	100	97,530	12	822,963	100
	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacancy	
		#	%	%	#	%	#	%
Low-income	114,407	31,387	5	27	58,001	51	25,019	22
Moderate-income	357,960	132,325	21	37	168,247	47	57,388	16
Middle-income	441,759	215,546	34	49	177,597	40	48,616	11
Upper-income	415,822	257,572	40	62	124,768	30	33,382	8
NA	2	0	0	0	0	0	2	100
Total Assessment Area	1,329,950	636,830	100	48	528,613	40	164,407	12
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	10,046	6	8,528	6	981	6	537	5
Moderate-income	43,276	24	36,362	24	4,720	29	2,194	23
Middle-income	55,994	32	47,533	32	5,240	32	3,221	33
Upper-income	67,142	38	57,975	38	5,352	33	3,746	39
Tract not reported	403	0	285	0	103	0	15	0
Total Assessment Area	176,861	100	150,683	100	16,396	100	9,713	100
	Percentage of Total Businesses:			85	-	9	-	6

Small Business Loans

The geographic distribution of small business loans was excellent in LMI geographies. JPMC Bank's performance was good in low-income geographies and excellent in moderate-income geographies. The bank's performance was slightly above the aggregate in LMI geographies.

Distribution by Borrower Income and Revenue Size of the Business: The distribution of loans across borrower income levels reflected good performance. The number and percentage of LMI families, high cost of housing relative to low incomes, performance context issues

involving abandoned property and Homestead Laws, size of businesses, and aggregate performance in the assessment area were considered in the analysis.

HMDA-related Lending to Moderate-income Borrowers

Home Purchase Loans

JPMC Bank’s distribution of home purchase loans to moderate-income borrowers was excellent compared with the number of moderate-income families in the assessment area. JPMC Bank’s performance was slightly above the aggregate.

Refinancings

The bank’s level of refinancings to moderate-income borrowers represented an adequate distribution, and the proportion of bank loans to moderate-income borrowers was below the aggregate.

HMDA-related Lending to Low-income Borrowers

Home Purchase Loans

JPMC Bank’s distribution of home purchase lending to low-income borrowers exhibited adequate performance compared with the number of low-income families in the CMSA. Home purchase lending to low-income families was slightly above the aggregate. The weak performance of the aggregate with respect to low-income borrowers reflected the performance context issues previously noted.

Refinancings

The bank’s level of refinancings to low-income borrowers was considered adequate but below the aggregate. The performance context issues noted earlier contributed to the weak performance of the aggregate with respect to low-income borrowers.

Lending to Businesses of Different Sizes

The overall distribution of loans to businesses of different sizes was good. While the bank’s performance was less than the percentage of businesses with GAR of \$1 million or less, the bank’s lending was above the aggregate. In addition, 92% of loans were in amounts of \$100 thousand or less, and the average loan size was \$66 thousand. Small dollar loans generally reflect the size of the business.

Community Development Lending: JPMC Bank’s community development activity was outstanding. During the examination period, community development loan commitments in the Houston CMSA totaled \$70 million. As indicated in the accompanying table, most of this lending targeted affordable housing, a

Community Development Lending		
Purpose	#	\$(’000s)
Affordable Housing	21	54,000
Community Services	14	9,000
Revitalize and Stabilize	9	6,000
Economic Development	1	1,000
Totals	45	\$70,000

pressing assessment area credit need.

Overall, the bank’s community development lending financed over 1,100 units of affordable housing. Examples include:

- A \$9 million construction loan to develop an LIHTC-related housing project with 192 units.
- A \$1.5 million line of credit to a nonprofit organization that provides training and finds work for people who suffer disabilities and other barriers to employment.
- A \$650 thousand, 60-month bridge loan to a nonprofit entity that provides Houston’s homeless population with immediate aid (food, shelter, laundry) and long-term services (literacy skills, job training and job placement). The loan will help the group improve its property and expand programs.

INVESTMENT TEST

JPMC Bank’s qualified investment activity was adequate. During this examination period, qualified investments in CMSA 3362 totaled \$1.8 million, which is less than 1% of the bank’s qualified investments overall. The type and amount of the bank’s qualified investments are listed in the table at right.

Qualified Investments		
Purpose	#	\$('000s)
Economic Development	1	1,500
Community Services	14	305
Affordable Housing	3	75
Revitalize and Stabilize	0	0
Totals	18	\$1,880

Although a limited number of investments were made in Houston, the area is expected to benefit from JPMC Bank’s statewide and regional investments totaling \$138 million. Examples of the bank’s grants included:

- A \$1.5 million equity investment in a Houston SBIC.
- A \$50 thousand grant to the Urban League of Houston to support community development services for LMI individuals.
- A \$33 thousand grant to a civic organization for downtown improvement.

SERVICE TEST

JPMC Bank’s performance under the service test is outstanding based on excellent branch distribution in the assessment area.

Retail Services: The bank’s delivery systems were readily accessible to all geographies in the assessment area, including LMI areas. Overall, of the 49 branches in CMSA 3362, 12 or 25% are located in LMI areas. In addition, 16 branches were adjacent to LMI areas, and some of them should be able to service those areas. The total number of branches in or adjacent to LMI areas was 28 out of 49, or 57%, and compares favorably with the portion of the population that resides

in LMI areas.

Changes in branch locations had no impact on the bank's ability to deliver services. Two branches were relocated and one was consolidated since the previous examination.

Alternative delivery systems somewhat enhanced the bank's performance in the assessment area. JPMC Bank had 69 off-site ATM locations in the assessment area, of which 14 or 20% were located in LMI areas. JPMC Bank has four mortgage offices in the assessment area, all in the city of Houston.

Hours and services were tailored to the convenience and needs of the assessment area, including LMI areas. Of the 49 branches located in the CMSA, 33 have early morning or late evening hours, 13 have Saturday hours and 2 have Sunday hours. Of the 33 branches that keep early or late hours, 20 or 61% are in or adjacent to LMI areas. Of the 13 that are open on Saturday, 6 or 46% are located in or adjacent to LMI areas. One of the branches open on Sunday is located adjacent to an LMI area.

Community Development Services	
Type	#
Technical Assistance	19
Seminars	165

Community Development Services: JPMC Bank was a leader in providing community development services in the Houston CMSA, as indicated in the table at left. The seminar total includes 115 dealing specifically with mortgage lending.

In addition, during the evaluation period, the bank's officers were members of 18 boards of qualifying community development organizations in the assessment area.

METROPOLITAN AREA

(FULL REVIEW)

CMSA 1922 (DALLAS-FORT WORTH, TX)

DESCRIPTION OF INSTITUTION'S OPERATIONS

As of December 31, 2002, JPMC Bank operated 36 branches, representing 31% of all its branches in the state of Texas. These branches contained \$5 billion in deposits, or 15% of the bank's total branch deposits in the state as of June 30, 2002. For details, see Exhibit 9 on the following page.

PERFORMANCE CONTEXT

The assessment area portion of this CMSA, known as the Metroplex, consists of part of PMSA 1920 (Dallas, TX), including Collin, Denton and Dallas Counties, and part of PMSA 2800 (Fort Worth-Arlington, TX), including Tarrant County.

Demographic Characteristics

Dallas County, located in PMSA 1920 (Dallas, TX), forms the hub of the Metroplex area. Slightly more than half of the county's population of 1.9 million resides in the city of Dallas, the county seat and the state's third largest city. The other major city in the assessment area, and sixth largest in the state, is Fort Worth, located in Tarrant County in PMSA 2800 (Fort Worth-Arlington, TX).

The CMSA population grew 34% in the 1990s, according to the U.S. Census. A major portion of the growth occurred in the more affluent suburban areas of Collin County. According to the 2000 Census, the Dallas County growth rate of approximately 20% brings the population up to 2.2 million. Tarrant County grew 24% in the decade and totals 1.4 million.

Income Characteristics

HUD MEDIAN FAMILY INCOME		
PMSA	2002	2001
PMSA 1920 (Dallas, TX)	\$66,500	\$64,400
PMSA 2800 (Fort Worth-Arlington, TX)	\$61,300	\$60,100

The Dallas PMSA has the highest median family income in JPMC Bank's Texas assessment area. HUD figures are summarized in the table at left.

Approximately two-thirds of the LMI census tracts in the CMSA assessment area are located in PMSA 1920 (Dallas, TX). The LMI tracts are concentrated in the older communities in southern Dallas. The LMI tracts in the PMSA 2800 portion of the assessment area are in the city of Fort Worth and in older rural communities, such as Sansom Park, Haltom City and River Oaks.

EXHIBIT 9			
Summary of Key Assessment Area Data			
CMSA 1922 (Dallas-Fort Worth, TX)			
	PMSA 1920 Dallas	PMSA 2800 Ft Worth-Arlington	CMSA 1922 TOTALS
Total Population²⁸	2,390,371	1,170,103	3,560,474
Population % of CMSA AA population	67%	33%	100%
Families	611,505	309,444	920,949
Families % of CMSA AA families	66%	34%	100%
Total Census Tracts²⁸	511	269	780
Tracts % CMSA AA tracts	66%	34%	100%
LMI tracts	183	94	277
LMI Tracts % CMSA AA tracts	66%	34%	100%
Total Owner-occupied Units²⁸	485,284	254,897	740,181
Units % of CMSA AA units	66%	34%	100%
Business Establishments²⁹	145,752	65,135	210,887
Business est. % CMSA AA business est.	69%	31%	100%
Number of Branches³⁰	28	8	36³¹
Branches % all CMSA branches	78%	22%	100%
Branches in LMI tracts	7	2	9
LMI branches % CMSA AA LMI branches	78%	22%	100%
Branch Deposits (\$000s)³²	3,674,395	1,131,638	4,806,033
% of CMSA deposits	76%	24%	100%
Market Share (%)/Rank³³	7.36%/ 3	7.098%/ 10	7.29%/ 3
Home Purchase Originations³⁴	10,085	3,847	13,932
% of CMSA home purchase originations	72%	28%	100%
Refinance Originations³⁴	7,915	3,010	10,925
% of CMSA refinancings	72%	28%	100%
Small Business Originations	6,459	2,161	8,620
Small business % CMSA AA originations	75%	25%	100%
Combined Loan Totals	24,459	9,018	33,477
% of CMSA AA Originations	73%	27%	100%

Housing Characteristics

The Texas Homestead Laws and contract-for-deed arrangements impact the ability of financial institutions to extend housing-related credit to LMI families and geographies in Dallas. For details on these issues, see page BB31.

The CMSA population growth brought about a housing shortage. Most housing growth in the PMSA 1920 (Dallas, TX) portion of the assessment area is in northern Dallas communities such as Plano and Denton, which have become the headquarters of many large corporations providing

²⁸ Source: 1990 U.S. Census data.

²⁹ Source: 2000 Dun & Bradstreet data.

³⁰ Number of branches takes into account branch openings and closings during the 2001-2002 examination period.

³¹ Chase has 1 branch in PMSA 1920 located in a zero income tract. This branch is included with the branches in LMI tracts.

³² Total domestic deposits as of 6/30/2002. Source: FDIC.

³³ Deposit market share and market rank are as of 6/30/02 for the entire MSA. Source: FDIC.

³⁴ Originations include both originations and loans purchased between 1/1/2001 and 12/31/2002.

numerous job opportunities. As the population expanded in the more affluent suburban areas, however, the need for affordable housing increased for those who work in service positions to support these growing areas. Statewide programs enable LMI families to afford some of these suburban homes.

Downtown Dallas, which contains many LMI communities, has also grown rapidly. Buildings are converted to loft apartments, and retail and restaurant facilities are installed at street level through the city's award-winning Intown Housing Program. On average, about 30% of the loft conversions supply affordable housing. In addition, the city has a land bank program providing vacant lots suitable for affordable housing development to nonprofit community development corporations.

Median Home Sales Prices		
Area	2002	2001
PMSA 1920 (Dallas, TX)*	\$135,200	\$131,100
PMSA 2800 (Fort Worth-Arlington, TX)†	\$95,200	\$90,600

* Source: National Association of Realtors

† Source: Real Estate Center at Texas A&M University

The median home sales prices, listed in the table at left, put many homes out of reach for low-income families, whose annual income averages \$33,250. For moderate-income purchasers, median priced homes are barely affordable.

Labor, Employment and Economic Characteristics

As shown in the table at right, unemployment increased during the examination period. Jobless rates in the Dallas PMSA were higher than in the Fort Worth-Arlington PMSA and exceeded statewide unemployment averages in 2002.

Average Annual Unemployment Rate		
Area	2002	2001
PMSA 1920 (Dallas, TX)	7.1%	4.8%
PMSA 2800 (Fort Worth-Arlington, TX)	6.1%	4.1%
State of Texas	6.3%	4.8%

Employment growth in the technology industry has been central to Texas' economic strength over the past few years, but recently this industry is a core reason for the weak state economy, especially in the manufacturing base.

Investment and Enterprise Zones have been established in south Dallas to attract and assist small businesses. The city offers multiple lending programs through the Southern Dallas Development Corporation. The South Dallas Fair Park Trust Fund was established to provide economic development and community improvements to organizations located in 13 low-income census tracts in south Dallas. These commercial activities, combined with housing initiatives, offer many opportunities for community development lending and investments in the assessment area.

A Dallas community contact cited job training and essential services, such as supermarkets, as examples of economic development needs. Community service needs include day care and after-school programs. Community contacts also observed that additional banking services are needed in their communities.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN CMSA 1922

LENDING TEST

JPMC Bank's performance with respect to the lending test in this CMSA was good.

Lending Activity: JPMC Bank's responsiveness to retail credit needs in the assessment area portion of CMSA 1922 (Dallas-Fort Worth, TX) was good. Compared with the previous examination period, overall loan volume increased 93% largely as a result of:

- a 510% increase in refinancings;
- a 46% increase in small business lending; and
- a 45% increase in home purchase lending.

Comparative data for 2000 and 2001 reflect that JPMC Bank's increases in both home purchase and refinance loans were more than double the increases in volume of the aggregate. In small business lending, the aggregate's increase was slightly greater than JPMC Bank's increase in small business loan volume. Lower interest rates and increased emphasis on small business lending affected performance in this market. Deposit market share was not fully commensurate with lending market share. In 2001, JPMC Bank ranked fifth in HMDA-related lending and sixth in small business lending. JPMC Bank ranks third in deposit market share.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected good loan penetration. Examiners considered performance context issues, including lending opportunities reflected in the number and percentage of owner-occupied units, number and percentage of businesses, and aggregate performance. The state Homestead Law's right of rescission, LMI families' use of contract-for-deed to obtain housing, and the bank's decision to not offer cash-out refinancings in Texas also were considered.

Home Purchase Loans

The overall geographic distribution of home purchase loans across geographies of different income levels reflected adequate penetration in LMI geographies.

The bank performed slightly above the aggregate in both low- and moderate-income geographies. The aggregate's weak performance levels indicate that performance context issues noted in Texas have negatively impacted lenders' ability to originate loans in LMI geographies.

Refinance Loans

The geographic distribution of refinancings was adequate based on adequate performance in low- and moderate-income geographies. While the bank performed below the aggregate in both geographies, performance of the aggregate was weak. The weak performance levels of the aggregate indicate that the performance context issues noted in Texas have negatively impacted lenders' ability to originate loans in LMI geographies.

EXHIBIT 10								
Assessment Area Demographics								
CMSA 1922 (Dallas-Fort Worth, TX)								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families By Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	87	11	55,946	6	21,311	38	179,153	20
Moderate-income	190	24	199,817	22	31,129	16	161,069	17
Middle-income	255	33	352,551	38	21,384	6	205,291	22
Upper-income	240	31	312,635	34	6,148	2	375,436	41
NA	8	1	0	0	0	0	0	0
Total Assessment Area	780	100	920,949	100	79,972	9	920,949	100
	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied		Rental		Vacancy		
		#	%	%	#	%	#	%
Low-income	112,843	28,589	4	25	58,921	52	25,333	22
Moderate-income	365,984	137,111	18	38	174,996	48	53,877	15
Middle-income	572,365	281,842	38	49	234,802	41	55,721	10
Upper-income	451,563	292,639	40	65	129,209	29	29,715	7
NA	0	0	0	0	0	0	0	0
Total Assessment Area	1,502,755	740,181	100	49	597,928	40	164,646	11
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	#
Low-income	14,111	7	11,786	7	1,573	8	752	6
Moderate-income	48,533	23	40,497	23	5,630	30	2,406	20
Middle-income	69,629	33	60,040	33	5,424	29	4,165	34
Upper-income	75,907	36	65,479	36	5,583	30	4,845	39
Tract not reported	2,707	1	1,954	1	577	3	176	1
Total Assessment Area	210,887	100	179,756	100	18,787	100	12,344	100
	Percentage of Total Businesses:			85	-	9	-	6

Small Business Loans

The geographic distribution of small business loans was excellent in LMI geographies. JPMC Bank's performance reflected good penetration in low-income geographies and excellent penetration in moderate-income geographies. The bank's performance was slightly above the aggregate in LMI geographies.

Distribution by Borrower Income and Revenue Size of the Business: The distribution of loans across borrower income levels reflected good performance. The number and percentage of LMI families, high cost of housing relative to low incomes, performance context issues

involving abandoned property and the Homestead Laws, size of businesses, and aggregate performance in the assessment area were considered in the analysis.

HMDA-related Lending to Moderate-income Borrowers

Home Purchase Loans

JPMC Bank’s distribution of home purchase loans to moderate-income borrowers was excellent when compared with the number of moderate-income families in the assessment area. Home purchase lending performance was slightly above the aggregate’s performance.

Refinancings

The bank’s level of refinancings to moderate-income borrowers represented adequate distribution, and the proportion of JPMC Bank loans to moderate-income borrowers was slightly below the aggregate.

HMDA-related Lending to Low-income Borrowers

Home Purchase Loans

JPMC Bank’s distribution of home purchase lending to low-income borrowers was adequate compared with the number of low-income families in the CMSA. Home purchase lending performance was above the level of lending by the aggregate.

Refinancings

The bank’s level of refinancings to low-income borrowers was considered poor and below the aggregate. However, the weak performance of the aggregate reflected the performance context issues previously noted.

Lending to Businesses of Different Sizes

The overall distribution of loans to businesses of different sizes was good. Although JPMC Bank’s performance was less than the percentage of businesses with GAR of \$1 million or less, the bank’s lending was slightly above the aggregate. In addition, 91% of loans were for \$100 thousand or less, and the average loan size was \$68 thousand. Generally, these small loan amounts reflect the size of the businesses.

Community Development Lending: JPMC Bank’s lending performance in this category was outstanding. During the examination period, community development loans in the CMSA 1922 assessment area totaled \$76 million. As indicated in the chart at right, most of this lending was targeted to affordable housing, which community contacts consider a pressing assessment area credit need.

Community Development Lending		
Purpose	#	\$(’000s)
Affordable Housing	53	67,000
Revitalize and Stabilize	10	7,000
Community Services	5	1,000
Economic Development	1	1,000
Totals	69	\$76,000

Overall, JPMC Bank’s community development lending in the Dallas CMSA financed over 1,900 units of affordable housing. Examples of the bank’s community development lending included:

- A \$1.2 million bridge loan to provide acquisition funds and certain planning, development and closing costs for a 14.2-acre tract of land in Collin County, which will have a 120-unit apartment building financed by an LIHTC.
- A \$5.3 million construction loan for renovation of a 300-unit multifamily, affordable housing complex on property purchased through HUD’s property disposition program.

INVESTMENT TEST

In the CMSA 1922 assessment area, JPMC Bank had an outstanding level of qualified investments and grants that exhibited excellent responsiveness to credit and community development needs.

Qualified Investments		
Purpose	#	\$(‘000s)
Affordable Housing	2	12,678
Economic Development	4	8,050
Community Services	4	203
Revitalize and Stabilize	0	0
Totals	10	\$20,931

As indicated in the table at left, qualified investments totaled approximately \$21 million. The CMSA also benefited from \$138 million in qualified investments intended to benefit the entire state of Texas. Most statewide investments were LIHTCs. Examples of investments in the Dallas CMSA included:

- A Dallas Authority Bond for \$12.4 million to support affordable housing in the city.
- An \$8 million investment in three private equity funds focused on direct equity investment in ethnic minority-owned businesses and businesses that are located in LMI areas.

SERVICE TEST

JPMC Bank’s performance under the service test was outstanding, based on excellent availability of retail services and a high level of community development services. For details, see Texas Table 15.

Retail Services: JPMC Bank’s delivery systems were readily accessible to all geographies in the assessment area, including LMI geographies. Of the 36 branches in CMSA 1922, 8 or 22% are located in LMI areas. One branch is located in a census tract with no income designation. In addition, eight branches were found to be adjacent to LMI areas and could possibly serve those areas. The total number of branches in or adjacent to the LMI tracts was 16 out of 36, or 44%. This compares favorably with the portion of the population residing in LMI census tracts.

Changes in branch locations did not impact the bank's ability to deliver services. One non-LMI branch was consolidated into another non-LMI branch in the assessment area during the evaluation period.

Alternative delivery systems somewhat enhanced the bank's performance in the assessment area. JPMC Bank had 67 off-site ATM locations in the assessment area, of which 25 or 37% were located in LMI areas. JPMC Bank has five mortgage offices in the assessment area, one of which is located in an LMI area.

Hours and services were tailored to the convenience and needs of the assessment area, including LMI areas. Of the 36 branches located in the CMSA, 22 have either early morning or late evening hours and 4 have Saturday hours. Of the 22 branches that keep early or late hours, 12 or 55% are in or adjacent to LMI areas. Of the four that keep Saturday hours, three or 75% are in or adjacent to LMI areas.

Community Development Services	
Type	#
Technical Assistance	17
Seminars	64
Miscellaneous	1

Community Development Services: The bank's level of community development services was good. The table at left shows the nature of JPMC Bank's community development services during the evaluation period.

In particular, the bank provided 56 small business seminars in the assessment area. In addition, bank officers were members of 13 boards of qualifying community development organizations in the assessment area.

METROPOLITAN AREA

(FULL REVIEW)

MSA 2320 (EL PASO, TX)

DESCRIPTION OF INSTITUTION'S OPERATIONS

As of December 31, 2002, JPMC Bank's eight branches in this assessment area represented 7% of all the bank's branches in the state of Texas. These branches contained \$936 million in deposits, or 3% of the bank's total branch deposits in the state as of June 30, 2002.

PERFORMANCE CONTEXT

Demographic Characteristics

MSA 2320 (El Paso, TX) consists of El Paso County, which borders Mexico in western Texas. The majority of the MSA population resides in the city of El Paso, the county seat and the state's fourth largest city. The U.S. Census noted El Paso County's population increased approximately 15% from 1990 to 2000.

El Paso unemployment has traditionally been high because of a highly unskilled workforce. Approximately 34% of the population does not have a high school education or equivalent, compared with 24% for the state. Workforce education and training are major needs in the area.

Income Characteristics

El Paso has a lower median family income than other assessment areas in Texas, and it has remained relatively constant during the examination period, as indicated in the accompanying table. According to the 2000 Census, almost 22% of families in El Paso County have incomes below the poverty level.

HUD MEDIAN FAMILY INCOME		
PMSA	2002	2001
MSA 2320 (El Paso, TX)	\$36,300	\$36,200

Housing Characteristics

The 2000 Census reveals that 60% of housing units in El Paso County are owner-occupied. Without subsidies or other assistance, a low-income person whose annual income is \$18,150 could not afford to buy a home at the price indicated in the table at left.

Median Home Sales Prices		
Area	2002	2001
MSA 2320 (El Paso, TX)	\$88,900	\$85,800

Source: National Association of Realtors

In addition to Homestead Law issues described previously, the ability to extend mortgage loans in El Paso is impacted by

colonias in the county. A colonia is an area within 150 miles of the U.S.-Mexico border that lacks a potable water supply, adequate sewage systems, and decent, safe and sanitary housing. According to HUD, Texas has the largest colonias and the largest colonia population of the border states.

Home financing in the colonias often is in the form of a contract-for-deed, which as previously discussed does not give the buyer title to the property until the full price and interest are paid.

In a notice titled "Use of HUD Resources to Assist Colonias," HUD cites a growing need for affordable housing in the colonias. In June 2000, a Texas Department of Health survey of 96 colonias in six border counties indicated that almost half of the colonia households in Texas earn less than \$834 a month. In addition, the border population growth far outpaces the number of available affordable homes.

Typical colonia residents are day laborers or farmworkers. The unemployment rate ranges from 20% to 60%. Unsteady income, a general distrust of financial institutions, and a tendency toward cash-based transactions lead residents of colonias to avoid banks and use alternative forms of finance.

An El Paso community contact estimated that a third of the workforce earns minimum wage, and a significant number of other jobs pay less than \$10 an hour. Such low wages would make it difficult for LMI families to own a home.

Poor housing conditions and the lack of sewer systems and potable water make the colonias susceptible to disease. These health issues are compounded by the lack of medical services. Colonia residents fail to report illnesses or seek treatment because of long distances to health care facilities. They also lack health insurance and can't afford to lose wages by taking time off.

In 2001, the Texas State Senate directed the Texas Department of Housing and Community Affairs ("TDHCA") to spend at least \$4 million on contract-for-deed conversions for families who reside in a colonia and earn 60% or less of the area median family income. TDHCA was also required to convert no less than 400 contracts-for-deed into traditional notes and deeds of trust by August 31, 2003.

The program is designed to help colonia residents become property owners by converting contracts-for-deed into traditional mortgages. The TDHCA program uses HUD HOME Program funds for acquisition or rehabilitation of properties.

According to a community contact, community development needs in the colonias include banking services, financial literacy programs, and funding for infrastructure (water lines, gas hookups and septic tanks) and home building. Low-cost architectural services to rehabilitate substandard housing are also needed.

Labor, Employment and Economic Characteristics

The area's major employers include Fort Bliss, which employs 18,035 military and civilian personnel, local school districts, El Paso's city government, Sierra Providence Health Network, El Paso Community College, University of Texas at El Paso, Columbia Healthcare West Texas,

and Wal-Mart. The many small businesses in the area provide opportunities for small business lending. Over 87% of businesses in the MSA have GAR of less than \$1 million.

Average Annual Unemployment Rate		
Area	2002	2001
MSA 2320 (El Paso, TX)	8.7%	8.2%
State of Texas	6.3%	4.8%

As indicated in the accompanying table, unemployment rates were relatively high during the examination period, increasing slightly from 2001 to 2002.

El Paso benefits from the maquiladora (twin plant) program, which the Mexican government established in 1965 to increase employment along the U.S.-Mexico border. The program allows non-Mexican individuals or companies to establish wholly owned operations in Mexico to manufacture products for export. Establishing a twin plant facility in Juarez, Mexico, results in low labor costs, trainable work force, close proximity to U.S. market distribution centers, and modern production facilities.

Approximately 1,500 maquiladoras are situated along the Texas-Mexico border, and a third of the total Mexican maquiladora workforce is in the border area near El Paso. Maquiladora operations in Juarez account for approximately 66% of U.S.-Mexico maquiladora activity. This dynamic industry is attracting more suppliers to El Paso. The North American Free Trade Agreement ("NAFTA") has led to additional growth.

While the maquiladora program and NAFTA have benefited El Paso, the movement of manufacturing jobs to Mexico has contributed to high unemployment in the El Paso area. A community contact said more funding is needed for job training in El Paso. The contact estimated that such initiatives would help an LMI population increase its earning potential and improve chances of securing affordable housing. The contact added that most of the growth in El Paso's labor market is in health care and government, particularly in the school districts as a result of the growing city population.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN MSA 2320 (EL PASO, TX)

LENDING TEST

JPMC Bank's performance with respect to the lending test in this MSA was adequate.

Lending Activity: JPMC Bank's responsiveness to retail credit needs in the assessment area portion of MSA 2320 (El Paso, TX) was adequate. Overall, loan volume increased 29% compared with the previous examination period.

Growth in refinancings resulting from low interest rates and modest increases in home purchase and small business lending affected performance in this market. Both JPMC Bank and the aggregate's home purchase volume declined between 2000 and 2001, although the aggregate's decline was not as sharp. JPMC Bank's growth in refinance volume exceeded the aggregate. Growth in the aggregate's small business volume exceeded JPMC Bank.

Deposit market share was not fully commensurate with lending market share. In 2001, JPMC

EXHIBIT 11								
Assessment Area Demographics								
MSA 2320 (El Paso, TX)								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families By Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	8	8	7,020	5	4,417	63	33,063	23
Moderate-income	27	28	38,228	26	13,176	34	24,157	17
Middle-income	34	36	52,744	37	11,405	22	27,676	19
Upper-income	26	27	46,096	32	3,261	7	59,192	41
NA	0	0	0	0	0	0	0	0
Total Assessment Area	95	100	144,088	100	32,259	22	144,088	100
	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacancy	
		#	%	%	#	%	#	%
Low-income	9,959	2,068	2	21	6,982	70	909	9
Moderate-income	47,885	23,156	22	48	22,455	47	2,274	5
Middle-income	67,484	40,739	39	60	23,807	35	2,938	4
Upper-income	62,145	38,586	37	62	20,573	33	2,986	5
NA	0	0	0	0	0	0	0	0
Total Assessment Area	187,473	104,549	100	56	73,817	39	9,107	5
	Total Businesses by Tract		Businesses by Tract & Revenue Size					
			Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported	
	#	%	#	%	#	%	#	%
Low-income	1,971	10	1,647	9	228	15	96	9
Moderate-income	4,899	24	4,220	24	406	27	273	25
Middle-income	7,067	34	6,214	35	492	32	361	34
Upper-income	6,582	32	5,843	33	395	26	344	32
Tract not reported	0	0	0	0	0	0	0	0
Total Assessment Area	20,519	100	17,924	100	1,521	100	1,074	100
	Percentage of Total Businesses:			87	-	8	-	5

Bank ranked fifth in HMDA-related lending and fifth in small business lending. The bank ranks second in deposit market share.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected adequate loan penetration. Examiners considered performance context issues, including lending opportunities reflected in the number and percentage of owner-occupied units, number and percentage of businesses, and aggregate performance. The state Homestead Law's right of rescission; use of the contract-for-deed by LMI families to obtain housing; and the bank's decision not to offer cash-out refinancings in Texas also were considered.

Home Purchase Loans

The overall geographic distribution of home purchase loans across geographies of different income levels is considered adequate. JPMC Bank's performance displayed poor penetration in LMI geographies. The bank performed significantly below the aggregate in low-income geographies and slightly below the aggregate in moderate-income geographies.

The performance of the aggregate was weak, however, reflecting the performance context issues previously noted.

Refinance Loans

The distribution of refinancings across geographies of different income levels was poor, based on poor penetration in LMI geographies. JPMC Bank performed below the aggregate in low-income geographies and significantly below the aggregate in moderate-income geographies.

The performance of the aggregate was weak, however, reflecting the performance context issues previously noted.

Small Business Loans

The geographic distribution of small business loans was excellent in LMI geographies based on excellent penetration in both low- and moderate-income geographies. The bank's performance was above the aggregate in LMI geographies.

JPMC Bank's El Paso City Revolving Micro-Loan Program enhanced the bank's small business performance. Created and administered by the bank, this public-private partnership targets small businesses located mostly in LMI areas. JPMC Bank provides the senior SBA guaranteed loan, and the city and county provide the junior lien. Under this partnership, 13 bank loans totaling \$1,633,500 and revolving loan fund loans totaling \$299,500 have been approved and closed during the examination period.

Distribution by Borrower Income and Revenue Size of the Business: The distribution of loans across income levels and to businesses of different sizes reflected adequate performance. The overall conclusions take into account the number and percentage of LMI families, the high cost of housing relative to low incomes, performance context issues involving abandoned property and Homestead Laws, sizes of the businesses, and performance of the aggregate in the assessment area.

HMDA-related Lending to Moderate-income Borrowers

Home Purchase Loans

JPMC Bank's distribution of home purchase loans to moderate-income borrowers was excellent when compared with the number of moderate-income families in the assessment area. Home purchase lending performance was slightly above the aggregate's performance.

Refinancings

The bank's distribution of refinancings to moderate-income borrowers was poor, and the proportion of the bank loans to moderate-income borrowers was below the aggregate.

HMDA-related Lending to Low-income Borrowers

Home Purchase Loans

JPMC Bank's distribution of home purchase lending to low-income borrowers was poor compared with the number of low-income families in the MSA. Home purchase lending performance was below the level of lending by the aggregate. However, the performance of the aggregate related to low-income borrowers was weak, and reflected the performance context issues previously noted.

Refinancings

The bank's level of refinancings to low-income borrowers was poor and significantly below the aggregate. However, the performance of the aggregate related to low-income borrowers was weak, reflecting the performance context issues previously noted.

Lending to Businesses of Different Sizes

The overall distribution of loans to businesses of different sizes was adequate. JPMC Bank's performance was less than the percentage of businesses with GAR of \$1 million or less; however, the bank's lending was significantly above the aggregate. The average loan size was \$83 thousand, and 86% of loans were for \$100 thousand or less. Generally, small loan amounts reflect the size of the businesses.

Community Development Lending: JPMC Bank's community development lending performance was outstanding. During the examination period, community development loans in the El Paso assessment area totaled \$34 million. As indicated in the accompanying table, most of this lending was targeted to community services. Examples of the bank's community development loans included:

Community Development Lending		
Purpose	#	\$('000s)
Community Services	9	28,000
Economic Development	1	6,000
Affordable Housing	0	0
Revitalize and Stabilize	0	0
Totals	10	\$34,000

- A \$4.9 million loan to an organization that finds employment for disabled persons. Loan proceeds help acquire and renovate the organization's office building, which is also located in a moderate-income census tract.
- A \$250 thousand line of credit to an organization providing preventive and primary health care services, social services and community outreach mostly to El Paso's low-income residents. Designated a federally qualified community health center, the organization provides its services at four health centers and offices.

INVESTMENT TEST

In MSA 2320 (El Paso, TX), JPMC Bank's level of qualified investments was adequate. At this examination, qualified investments totaled \$199 thousand in grants. Total investments consisted of \$149 thousand in grants to various agencies engaged in community services and \$50 thousand to organizations supporting revitalization and stabilization projects and programs. The El Paso MSA also benefited from \$138 million in statewide qualified investments.

Examples of JPMC Bank's grants included:

- \$50 thousand for a job training program in El Paso. The program identifies available positions in the area paying "living wages" and then develops long-term, technical training programs for those positions in partnership with employers and local educational institutions.
- \$50 thousand to an organization providing a homeless shelter, child care and consumer credit counseling services primarily for LMI individuals.

SERVICE TEST

Performance under the service test is outstanding based primarily on excellent branch distribution.

Retail Services: Delivery systems are readily accessible to all portions of the assessment area, including LMI areas. Of the eight branches in MSA 2320 (El Paso, TX), three or 38% are located in LMI areas. This compares favorably with the portion of the population residing in such areas. In addition, three branches adjacent to LMI areas could possibly serve those areas. The total number of branches in or adjacent to LMI areas was six out of eight, or 75%.

Changes in branch locations did not impact the bank's service test performance because no changes in branch locations took place during the evaluation period.

Alternative delivery systems did not enhance bank performance. JPMC Bank had four off-site ATM locations in the assessment area, none of which were located in LMI areas.

Hours and services are tailored to the convenience and needs of the assessment area, including LMI areas. Of the eight branches located in the MSA, four have early morning or late evening hours, and one has Saturday hours. All four branches offering early or late hours are either in or adjacent to LMI areas, and the branch with Saturday hours is in an LMI tract.

Community Development Services	
Type	#
Technical Assistance	8
Seminars	9

Community Development Services: The bank's level of community development services was good. The table at left details JPMC Bank's services during the evaluation period. All the seminars were small business seminars. In addition, the bank's officers served on 19 boards of qualifying community development organizations in the assessment area.

METROPOLITAN AREAS

(LIMITED REVIEW)

MSA 0640 (AUSTIN-SAN MARCOS, TX)

MSA 1240 (BROWNSVILLE-HARLINGEN-SAN BENITO, TX)

MSA 4880 (McALLEN-EDINBURG-MISSION, TX)

MSA 7240 (SAN ANTONIO, TX)

Data reviewed, including performance and demographic information, can be found in the Texas tables in Appendix D. Conclusions regarding performance compared with the overall state rating, which was based on the full-scope assessment area performance, are as follows:

Assessment Area	Lending Test	Investment Test	Service Test
MSA 0640	Consistent	Below	Below
MSA 1240	Consistent	Consistent	Below
MSA 4880	Below	Below	Consistent
MSA 7240	Below	Consistent	Consistent

STATE OF NEW YORK

CRA RATING FOR NEW YORK STATE: “OUTSTANDING.”

The lending test is rated: High satisfactory.

The investment test is rated: Outstanding.

The service test is rated: Outstanding.

Major factors supporting the rating include:

- Good responsiveness to assessment area credit needs;
- Good geographic distribution of loans in the bank’s assessment areas;
- Excellent distribution of loans among individuals of different income levels and businesses of different sizes;
- An excellent level of community development lending;
- An excellent level of qualified investments; and
- Readily accessible delivery systems to geographies and individuals of different income levels.

SCOPE OF EXAMINATION

For the New York State rating, examiners conducted full-scope analyses of two assessment areas:

- **MSA 6840 (Rochester, NY)**, consisting of Monroe County and portions of Wayne and Ontario Counties.
- **MSA 8160 (Syracuse, NY)**, consisting of Onondaga County and portions of Oswego and Madison Counties.

Conclusions for the New York State assessment area are based predominantly on the bank’s performance in the Rochester and Syracuse MSAs. The two MSAs combined contain a significant amount of the bank’s deposits, branches, HMDA-related and small business loans, population, LMI tracts, owner-occupied housing units and business establishments in the New York State assessment area. JPMC Bank also has a high deposit market share and ranking in the Rochester and Syracuse MSAs. For details, see Exhibit 12 on the following page.

Examiners conducted a limited review of the other New York State assessment areas listed on page BB72. JPMC Bank’s focus in these MSAs is predominantly middle market lending. The bank’s definition of its middle market customers changed during the examination period. In 2001, middle market customers were defined as businesses with annual revenues of \$3 million or more, but in 2002, the annual revenues of such customers’ totaled \$10 million or more.

EXHIBIT 12

Summary of Key Assessment Area Data

New York State

	MSA 1280 Buffalo-NF	MSA 6840 Rochester	MSA 0160 Albany-S-T	MSA 8160 Syracuse	MSA 8680 Utica-Rome	MSA 0960 Binghamton	MSA 2335 Elmira	NYS TOTALS
Total Population³⁵	968,532	816,149	651,443	590,630	250,836	240,140	95,195	3,612,925
Population % of NYS AA population	27%	23%	18%	16%	7%	7%	3%	100%
Families	255,697	212,261	165,580	150,064	63,969	62,883	24,895	935,349
Families % of NYS AA families	27%	23%	18%	16%	7%	7%	3%	100%
Total Census Tracts³⁵	236	206	156	171	82	63	23	937
Tracts % NYS AA tracts	25%	22%	17%	18%	9%	7%	2%	100%
LMI tracts	68	66	38	45	21	16	5	259
LMI tracts % NYS AA LMI tracts	26%	25%	15%	17%	8%	6%	2%	100%
Total Owner-occupied Units³⁵	240,246	205,199	153,516	143,489	60,398	61,504	24,095	888,447
Units % of NYS AA units	27%	23%	17%	16%	7%	7%	3%	100%
Business Establishments³⁶	36,507	37,783	28,277	25,164	8,683	8,414	3,311	148,139
Business est. % NYS AA bus. est.	25%	26%	19%	17%	6%	6%	2%	100%
Number of Branches³⁷	1	28	1	14	1	1	1	47
Branches % all NYS branches	2%	60%	2%	30%	2%	2%	2%	100%
Branches in LMI tracts	1	4	0	4	1	1	0	11
LMI branches % NYS AA LMI branches	9%	36%	0%	36%	9%	9%	0%	100%
Branch Deposits³⁸	747,225	3,270,841	44,797	683,483	244,972	-	206,028	5,197,346
% of All NYS Assessment Areas	14%	63%	1%	13%	5%	0%	4%	100%
Deposit Market Share (%)/Market Rank ³⁹	3.77%/ 6	19.09%/ 2	.31%/ 20	8.31%/ 5	6.60%/ 6	0%	18.99%/ 3	7.54%/ 5
Home Purchase Originations⁴⁰	535	1,045	275	804	153	50	23	2,885
% of All NYS Assessment Areas	19%	36%	10%	28%	5%	2%	1%	100%
Refinance Originations⁴⁰	303	666	183	365	55	67	12	1,651
%of All NYS Assessment Areas	18%	40%	11%	22%	3%	4%	1%	100%
Small Business Loan Originations	401	3,230	339	1,865	46	86	17	5,984
% of All NYS Assessment Areas	7%	54%	6%	31%	1%	1%	0%	100%
Combined Loan Totals	1,239	4,941	797	3,034	254	203	52	10,520
% of NYS AA Originations	12%	47%	8%	29%	2%	2%	0%	100%

³⁵ Source: 1990 U.S. Census data.

³⁶ Source: 2000 Dun & Bradstreet data.

³⁷ Number of branches takes into account branch openings and closings during the 2001-2002 examination period.

³⁸ Total domestic deposits as of 6/30/2002. Source: FDIC.

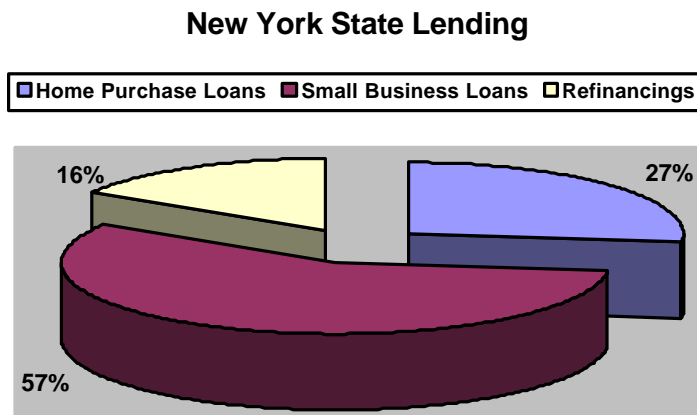
³⁹ Each deposit market share and market rank is as of 6/30/02 for the entire MSA. Source: FDIC.

⁴⁰ Originations include both originations and loans purchased between 1/1/2001 and 12/31/2002.

DESCRIPTION OF INSTITUTION'S OPERATIONS IN NEW YORK STATE

Of the three rated areas, the New York State assessment area was least significant to the bank's overall CRA performance. As detailed in Exhibit 1 on page BB6, the bank operated 9% of its branches containing 3% of branch deposits in its New York State assessment areas. These assessment areas also contained 4% of the total combined home purchase, refinance and small business lending originated or purchased during the examination period.

In this assessment area, JPMC Bank stressed small business lending, while its home purchase lending and refinancings were lower. The chart at right depicts the percentage of JPMC Bank's lending for 2001 and 2002 in the bank's New York State assessment areas.



CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN NEW YORK STATE

LENDING TEST

JPMC Bank's performance with respect to the lending test in the state is rated "high satisfactory," based primarily on good performance in both MSA 6840 (Rochester, NY) and MSA 8160 (Syracuse, NY). The bank's geographic distribution of loans and lending activity were good. Borrower distribution and community development lending were excellent.

The data used to evaluate the bank's performance in the assessment area are shown in the New York section of the Appendix D tables. Lending activity is depicted in New York Table 1, geographic distribution in New York Tables 2-6 and borrower characteristics are depicted in New York Tables 8-11.

Lending Activity: JPMC Bank's responsiveness to retail credit needs in the New York State assessment area was good. Home purchase volume increased moderately, 13%, while refinance volume more than doubled since the previous examination. Small business volume remained relatively unchanged, declining less than 1%. Accordingly, 47% and 29% of total lending activity occurred in MSA 6840 (Rochester, NY) and MSA 8160 (Syracuse, NY), respectively.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected good penetration in LMI geographies. This conclusion is based primarily on good performance in MSA 6840 (Rochester, NY) and MSA 8160 (Syracuse, NY).

Borrower Distribution: The overall distribution of loans among borrowers of different income levels and businesses of different sizes was excellent, based on performance in MSA 6840

(Rochester, NY) and MSA 8160 (Syracuse, NY).

Community Development Loans: JPMC Bank’s community development lending performance was outstanding. During the examination period, community development loans in the New York State assessment areas totaled \$20 million. Most of this type of lending was in the Rochester assessment area, where loans totaled \$9 million or 45% of activity in the state.

In New York State, most community development lending was targeted to economic development and affordable housing, which are critical credit needs in the assessment area. For details, see the table at right.

Community Development Lending		
Purpose	#	\$('000s)
Economic Development	7	10,000
Affordable Housing	7	7,000
Community Services	8	2,000
Revitalize and Stabilize	3	1,000
Totals	25	\$20,000

In addition to targeted lending in the state, 12 statewide/regional loans totaling \$269 million are expected to benefit the entire state of New York. These loans are detailed in CMSA 5602 Lending Activity Table 1 in Appendix D.

INVESTMENT TEST

In the New York assessment area, JPMC Bank had an excellent level of qualified community development investments and grants, which exhibited strong responsiveness to credit and community development credit needs.

At this examination, qualified investments totaled \$14 million. Total investments consisted of \$5.6 million for various agencies engaged in affordable housing activity and \$6.3 million for organizations supporting economic development projects and programs. Approximately 50% of qualified investments were made in the Rochester MSA, where activity totaled \$7 million. As shown in the accompanying table, the majority of the bank’s investments focused on affordable housing and community services. Community services included mostly grants to various nonprofit community development organizations serving New York State.

Qualified Investments		
Purpose	#	\$('000s)
Community Services	121	6,302
Affordable Housing	36	5,616
Economic Development	15	2,119
Revitalize and Stabilize	14	234
Totals	186	\$14,271

JPMC Bank also made \$425 million in statewide qualified investments, which are listed in CMSA Table 14 in Appendix D.

SERVICE TEST

The bank’s performance under the service test in the New York State assessment areas was outstanding based on outstanding performance in the Rochester and Syracuse MSAs.

METROPOLITAN AREA

(FULL REVIEW)

MSA 6840 (ROCHESTER, NY)

DESCRIPTION OF INSTITUTION'S OPERATIONS

As of December 31, 2002, JPMC Bank operated 28 branches, representing 60% of all its branches in New York State. The bank's branches contained \$3 billion in deposits, or 63% of the bank's total branch deposits in the state as of June 30, 2002.

PERFORMANCE CONTEXT

Demographic Characteristics

JPMC Bank's assessment area consists of Monroe County and portions of Wayne and Ontario Counties. The 2000 Census indicates that the MSA population increased almost 10% to 1.1 million. In addition, almost 13% of the MSA population is over 65, reducing lending opportunities as many senior citizens already own homes and generally do not need to refinance them.

The MSA as a whole has grown, but according to the 2000 Census, the city of Rochester's population declined 5% since 1990. This continued a long-term pattern of people moving from the city to the suburbs. Because of the growth and spread of the suburbs, Monroe County, in which Rochester is located, is the only large upstate county with significant population growth in the decade, according to a local newspaper.

Income Characteristics

Of the full-scope assessment areas in New York State, the Rochester MSA has the highest median family income.

Most of the LMI census tracts are located in Monroe County, primarily in Rochester. The 2000 Census reveals that the city of Rochester has lower incomes and higher poverty levels than the MSA as a whole.

HUD MEDIAN FAMILY INCOME		
MSA	2002	2001
6840 (Rochester, NY)	\$54,900	\$52,900

2000 CENSUS INCOME		
MSA	Median Family Income	% of Families Below Poverty Level
6840 (Rochester, NY)	\$53,609	7.4%
City of Rochester	\$31,257	23.4%

Housing Characteristics

Housing costs in relation to family incomes, particularly in the city of Rochester, limit

opportunities for conventional mortgage financing and indicate a need for affordable housing with subsidized and flexible mortgage programs.

Median Home Sales Prices		
Area	2002	2001
MSA 6840 (Rochester, NY)	\$93,800	\$92,200

Source: National Association of Realtors

Based on 2000 Census data, the number of housing units in the MSA increased to 409 thousand over the past decade.

In the city of Rochester, the number of housing units declined slightly, and the number of owner-occupied housing units fell 13% between 1990 and 2000. Vacant housing units increased 43% during the decade and accounted for almost 11% of all housing units in 2000.

In general, housing stock in Rochester dates back to the 1950s, and in LMI tracts it dates back to the 1940s. A community contact confirmed a dramatic increase in the number of vacant properties as a result of mortgage loan foreclosures. The contact noted the need for funding to rehabilitate the vacant properties, many of which remain unoccupied for long periods and become a blight on neighborhoods. This indicates a decline in HMDA-related lending opportunities and a need for community development and home improvement lending to rehabilitate or replace vacant properties.

Labor, Employment and Economic Characteristics

Manufacturing, historically a major component of the Rochester economy, declined steadily in the 1990s. Between the 1990 and 2000 Censuses, the area lost almost 22 thousand manufacturing jobs, and civilian employment in this sector decreased from 27% to 21%.

Downsizing at Eastman Kodak, Xerox and Bausch & Lomb accounts for most of the job losses. These companies have been the primary drivers of the Rochester economy, and their cutbacks have resulted in a shift to smaller service companies. Employment in the services sector climbed from 32% of total employment in 1990 to almost 45% by 2000.

Annual Average Unemployment Rate		
Area	2002	2001
MSA 6840 (Rochester, NY)	5.9%	4.5%
City of Rochester	10.0%	7.6%

Source: New York State Department of Labor

As shown in the table at left, increased unemployment in the Rochester MSA during the examination period is concentrated in the city of Rochester.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN MSA 6840 (ROCHESTER, NY)

LENDING TEST

JPMC Bank's performance with respect to the lending test in this MSA was good.

Lending Activity: JPMC Bank's responsiveness to retail credit needs in the assessment area portion of MSA 6840 (Rochester, NY) was good. Overall, loan volume increased 18% compared

EXHIBIT 13								
Assessment Area Demographics								
MSA 6840 (Rochester, New York)								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families By Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	32	16	14,903	7	6,035	41	38,046	18
Moderate-income	34	16	22,500	11	3,751	17	35,373	17
Middle-income	92	45	109,813	52	4,656	4	51,275	24
Upper-income	44	21	65,045	31	960	2	87,567	41
NA	4	2	0	0	0	0	0	0
Total Assessment Area	206	100	212,261	100	15,402	7	212,261	100
	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied			Rental		Vacancy	
		#	%	%	#	%	#	%
Low-income	26,602	6,659	3	25	16,857	63	3,086	12
Moderate-income	42,618	19,326	10	45	20,628	48	2,664	6
Middle-income	169,106	110,984	54	66	50,360	30	7,762	5
Upper-income	86,963	68,230	33	79	15,726	18	3,007	4
NA	54	0	0	0	30	56	24	44
Total Assessment Area	325,343	205,199	100	63	103,601	32	16,543	5
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	2,432	6	2,061	6	270	8	101	6
Moderate-income	4,261	11	3,602	11	472	15	187	11
Middle-income	18,614	49	16,272	50	1,453	45	889	51
Upper-income	11,530	31	10,081	31	917	29	532	31
Tract not reported	946	3	802	2	108	3	36	2
Total Assessment Area	37,783	100	32,818	100	3,220	100.0	1,745	100.0
	Percentage of Total Businesses:			87	-	9	-	5

with the previous examination period. Volume increased largely from a 103% increase in refinance lending, a 13% increase in small business lending and a 2% increase in home purchase lending.

Comparative data for 2000 and 2001 reflect that JPMC Bank's increases in both HMDA-related and small business lending surpassed the aggregate. A weak upstate New York economy and a highly competitive environment among lenders affected home purchase volume. JPMC Bank ranks fifth in HMDA-related loans originated and purchased in the MSA and third in small business lending. In comparison, JPMC Bank ranks second in deposit market share. Approximately 65% of lending activity involved small business lending, which community contacts have identified as an important need in the MSA.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected good loan penetration. Examiners took into account performance context issues including lending opportunities reflected in the number and percentage of owner-occupied units, number and percentage of businesses, and aggregate performance.

Home Purchase Loans

The overall geographic distribution of home purchase loans across geographies of different income levels reflected good penetration in LMI geographies. JPMC Bank's performance was adequate in low-income geographies and excellent in moderate-income geographies. The bank performed similarly to the aggregate in low-income geographies and above the aggregate in moderate-income geographies.

Refinance Loans

Overall, refinance lending across geographies of different income levels reflected good distribution. JPMC Bank's performance was excellent in low-income geographies and adequate in moderate-income geographies. The bank performed significantly above the aggregate in low-income geographies and above the aggregate in moderate-income geographies.

Small Business Loans

The geographic distribution of small business loans was good in LMI geographies. The bank's performance was excellent in low-income geographies and good in moderate-income geographies. The bank's performance was above the aggregate in low-income geographies and similar to the aggregate in moderate-income geographies.

Distribution by Borrower Income and Revenue Size of the Business: Overall, borrower distribution of loans reflected good performance, based on excellent performance in HMDA-related lending to moderate-income borrowers and good performance in HMDA-related lending to low-income borrowers. The distribution of loans to businesses of different sizes reflected excellent performance. Small business loans represented most of the bank's lending activity. The overall conclusions consider the number and percentage of LMI families, the sizes of loans to businesses in the area, and aggregate performance.

HMDA-related Lending to Moderate-income Borrowers

Home Purchase Loans

JPMC Bank's distribution of home purchase loans to moderate-income borrowers was excellent compared with the number of moderate-income families in the assessment area. Home purchase lending performance was slightly above the aggregate's performance.

Refinancings

The bank's distribution of refinancings to moderate-income borrowers was excellent compared

with the percentage of moderate-income families, and performance was similar to the aggregate.

HMDA-related Lending to Low-income Borrowers

Home Purchase Loans

JPMC Bank’s distribution of home purchase lending to low-income borrowers was good compared with the percentage of low-income families. Home purchase lending performance was significantly above the aggregate.

Refinancings

The bank’s level of refinancings to low-income borrowers was less than the percentage of low-income families but considered adequate in light of the challenges to homeownership faced by low-income families as noted in the Performance Context section. In addition, the aggregate’s performance was similarly weak, reflecting the performance context issues noted.

Lending to Businesses of Different Sizes

The distribution of loans to businesses of different sizes was excellent. Although the proportion of bank loans to businesses with GAR of \$1 million or less was less than the proportion of such businesses, JPMC Bank performance was above the aggregate. In addition, 93% of loans were for \$100 thousand or less and the average loan size was \$53 thousand, amounts that indicate responsiveness to small business needs.

Community Development Lending: JPMC Bank’s community development lending performance was outstanding. As shown in the accompanying table, community development loans in the Rochester assessment area during the examination period totaled \$9 million or 44% of such lending in New York State. Most of this lending was targeted to affordable housing, a pressing assessment area need.

Loans for affordable housing supported the construction and rehabilitation of over 90 units. In addition to targeted lending in the Rochester area, JPMC Bank originated 12 statewide or regional loans totaling \$269 million that are expected to benefit the entire state. Examples of the bank’s community development loans included:

Community Development Lending		
Purpose	#	\$(’000s)
Affordable Housing	4	5,000
Community Services	6	2,000
Economic Development	3	1,000
Revitalize and Stabilize	3	1,000
Totals	16	\$9,000

- A \$3.9 million loan to an apartment project for LMI families that will have 92 units. The monthly rent will be 22% of the median family income.
- A \$5.7 million two-year line of credit to a nonprofit community development corporation to manage an influx of foreclosed homes in Rochester for affordable housing. JPMC Bank structured and originated the line of credit, and its share in this participation is \$1 million.

- A \$375 thousand revolving line of credit to an organization that lends to small businesses in low-income and rural areas whose needs are not met through conventional sources.

INVESTMENT TEST

In the Rochester assessment area, JPMC Bank had an outstanding level of qualified investments and grants, exhibiting strong responsiveness to credit and community development needs. As shown in the table at right, qualified investments totaled \$7.4 million at this examination and included \$710 thousand in grants. Approximately \$5 million or 68% of qualified investments were LIHTCs, which are considered complex because of accounting and monitoring requirements.

Qualified Investments		
Purpose	#	\$('000s)
Affordable Housing	16	5,466
Economic Development	6	1,403
Community Services	29	460
Revitalize and Stabilize	5	40
Totals	56	\$7,369

Examples of investments in MSA 6840 (Rochester, NY) included:

- A \$550 thousand investment in an organization that lends to minority-owned and start-up businesses unable to secure traditional bank loans.
- \$412 thousand investment in an organization that invests in technology companies in Monroe County.

SERVICE TEST

Performance under the service test was excellent, based primarily on JPMC Bank's excellent branch distribution in the assessment area.

Retail Services: The bank's delivery systems were readily accessible to all portions of the bank's assessment area, including LMI areas. Overall, JPMC Bank has 28 branches in MSA 6840, of which 4 or 14% are located in LMI areas. In addition, 11 branches were found to be adjacent to LMI areas and some could possibly serve those areas. The total number of branches in or adjacent to LMI tracts was 15 or 54%. This compares favorably with the portion of the MSA population residing in LMI areas.

Changes in branch locations during the evaluation period did not impact accessibility of the bank's delivery systems. One branch was consolidated during the evaluation period. It was located in an LMI geography but consolidated into another branch in an LMI geography.

Alternative delivery systems somewhat enhanced the bank's performance in the assessment area. JPMC Bank had eight off-site ATM locations in the assessment area, of which three or 38% were located in LMI areas. JPMC Bank has one mortgage office in the assessment area, in the city of Rochester.

The bank's hours and services were tailored to the needs and convenience of the assessment area, including LMI areas. Of the 28 branches in the MSA, 15 have either early morning or late evening hours, 5 have Saturday hours and 1 has Sunday hours. Of the 15 branches that keep late or early hours, seven or 47% are in or adjacent to LMI areas. Of the five branches that keep Saturday hours, 60% are adjacent to LMI areas.

Community Development Services	
Type	#
Technical Assistance	1
Seminars	12

Community Development Services: The bank provided a high level of services in the Rochester MSA. The table at left shows the services the bank performed during the evaluation period. Eight of the 12 seminars covered mortgage topics.

In addition, JPMC Bank officers were also members of 16 boards of qualifying community development organizations. The bank also made two in-kind contributions to qualifying community development organizations.

METROPOLITAN AREA

(FULL REVIEW)

MSA 8160 (SYRACUSE, NY)

DESCRIPTION OF INSTITUTION'S OPERATIONS

As of December 31, 2002, JPMC Bank operated 14 branches, representing 30% of all its branches in New York State. These branches contain \$683 million in deposits, or 13% of the bank's total branch deposits in the state as of June 30, 2002.

PERFORMANCE CONTEXT

Demographic Characteristics

JPMC Bank's assessment area includes Onondaga County and portions of Oswego and Madison Counties. According to the 2000 Census, the MSA population increased 11% to 732 thousand over the last ten years, but the city of Syracuse's population fell 10%. According to the 2000 Census, over 13% of the MSA population is age 65 and older. Many senior citizens already own homes and generally do not need refinancings.

Income Characteristics

The table at right lists HUD figures for median family income during the examination period. Median family income in the city of Syracuse is lower than in the rest of the MSA, according to the 2000 Census. HUD does not report annual income for the city.

HUD MEDIAN FAMILY INCOME		
MSA	2002	2001
8160 (Syracuse, NY)	\$50,300	\$47,900

2000 CENSUS INCOME		
MSA	Median Family Income	% of Families Below Poverty Level
8160 (Syracuse, NY)	\$49,270	8.5%
City of Syracuse	\$33,026	21.7%

Housing Characteristics

Median Home Sales Prices		
Area	2002	2001
MSA 8160 (Syracuse, NY)	\$86,400	\$86,100

Source: National Association of Realtors

Housing costs in relation to family incomes may limit opportunities for home purchase. City residents in particular might not be able to purchase homes without some sort of assistance.

According to the 2000 Census, the number of owner-occupied housing units in the assessment area portion of the MSA increased 18% to 191 thousand units, while in the city of Syracuse the number of such units dropped 10% to 24 thousand. The 2000 Census also reported that 35% of the housing units are owner-occupied and 12.8% are vacant. These factors limit the demand for mortgage loans.

Community contacts pointed out that rental housing is in demand, and LMI residents have difficulty finding decent affordable rentals in Syracuse. High vacancy rates and some poor management plague the rental market. More than half the housing on Syracuse’s west side, for example, is rental and owned by absentee landlords. According to the contacts, landlords often allow the properties to deteriorate, leading residents to vacate the neighborhoods. Indicating a need for home improvement loans, moreover, 64% of the housing units in Syracuse were built in 1949 or earlier, and 41% of MSA housing predates 1950, according to the 2000 Census.

Labor, Employment and Economic Characteristics

The service industry is the MSA’s dominant industry, providing 44% of employment in the bank’s assessment area, according to the 2000 Census. Manufacturing is the second largest source of jobs, and retail trade, third. Unlike the early 1990s, employment has been relatively strong in the MSA during the current recession.

Average Annual Unemployment Rates		
Area	2002	2001
MSA 8160 (Syracuse, NY)	5.5%	4.7%
City of Syracuse	7.9%	6.6%

As shown in the chart at left, jobless rates increased during the examination period, and unemployment rates are higher for Syracuse than for the MSA. Increasing unemployment rates indicate a need for economic development, particularly in the city.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN MSA 8160 (SYRACUSE, NY)

LENDING TEST

JPMC Bank’s performance with respect to the lending test in this MSA was good.

Lending Activity: JPMC Bank’s responsiveness to retail credit needs in the assessment area portion of MSA 8160 (Syracuse, NY) was good. Overall, loan volume increased 14% compared with the previous examination period. Volume increased largely through a 183% increase in refinancings and a 37% increase in home purchase lending. Small business lending activity, however, declined 4%. Comparative information for 2000-2001 indicates that volume of lending increased more than the aggregate in home purchase and refinance lending products. In small business lending, the aggregate’s volume increase exceeded JPMC Bank.

JPMC Bank ranks fourth in the number of HMDA-related loans originated and purchased in the MSA and fifth in small business lending. In comparison, the bank also ranks fifth in deposit market share. Approximately 61% of lending activity was small business lending.

Geographic Distribution: The overall geographic distribution of HMDA-related and small business loans reflected good loan penetration. Performance context issues considered in the evaluation include lending opportunities reflected in the numbers and percentages of owner-occupied units and businesses, and aggregate performance.

EXHIBIT 14								
Assessment Area Demographics								
MSA 8160 (Syracuse, New York)								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families By Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low-income	17	10	7,054	5	2,880	41	26,658	18
Moderate-income	28	16	19,677	13	3,064	16	26,723	18
Middle-income	85	50	81,220	54	4,007	5	36,360	24
Upper-income	40	23	42,113	28	872	2	60,323	40
NA	1	1	0	0	0	0	0	0.0
Total Assessment Area	171	100	150,064	100	10,823	7	150,064	100
	Housing Units by Tract	Housing Types by Tract						
		Owner-Occupied		Rental		Vacancy		
		#	%	%	#	%	#	%
Low-income	17,221	2,251	2	13	12,515	73	2,455	14
Moderate-income	39,405	13,701	9	35	22,219	56	3,485	9
Middle-income	122,278	83,361	58	68	31,740	26	7,177	6
Upper-income	58,409	44,176	31	76	11,146	19	3,087	5
NA	0	0	0	0	0	0.0	0	0
Total Assessment Area	237,313	143,489	100	61	77,620	33	16,204	7
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low-income	2,156	9	1,772	8	285	13	99	7
Moderate-income	3,365	13	2,848	13	346	15	171	12
Middle-income	13,029	52	11,143	52	1,144	51	742	53
Upper-income	6,604	26	5,750	27	471	21	383	28
Tract not reported	10	0	9	0	1	0	0	0.0
Total Assessment Area	25,164	100	21,522	100	2,247	100	1,395	100
	Percentage of Total Businesses:			86	-	9	-	5

Home Purchase Loans

The overall geographic distribution of home purchase loans across geographies of different income levels reflected excellent penetration in LMI geographies. The bank performed significantly above the aggregate in low-income geographies and above the aggregate in moderate-income geographies.

Refinance Loans

The geographic distribution of refinancings was adequate based on poor performance in low-income geographies and adequate performance in moderate-income geographies. In moderate-

income geographies, the bank performed slightly below the aggregate. JPMC Bank performed below the aggregate in low-income geographies.

Small Business Loans

The overall geographic distribution of small business loans was good based on excellent penetration in low-income geographies and good penetration in moderate-income geographies. JPMC Bank's performance was above the aggregate in low-income geographies and similar to the aggregate in moderate-income geographies.

Distribution by Borrower Income and Revenue Size of the Business: Borrower distribution reflected excellent performance. Overall conclusions take into account the number and percentage of LMI families, size of businesses and aggregate performance in the assessment area.

HMDA-related Lending to Moderate-income Borrowers

Home Purchase Loans

JPMC Bank's distribution of home purchase loans to moderate-income borrowers was excellent compared with the number of moderate-income families in the assessment area. Home purchase lending performance was slightly above the aggregate's performance.

Refinancings

The bank's distribution of refinancings to moderate-income borrowers was excellent compared with the percentage of moderate-income families, and the proportion of bank loans to moderate-income borrowers was above the aggregate.

HMDA-related Lending to Low-income Borrowers

Home Purchase Loans

JPMC Bank's distribution of home purchase lending to low-income borrowers was adequate when compared with the percentage of low-income families. Home purchase lending performance was slightly above the aggregate, but aggregate performance was poor, reflecting the performance context issues.

Refinancings

The bank's level of refinancings to low-income borrowers was poor but considered adequate because of the performance context issues noted previously. Performance was similar to the aggregate, but aggregate performance was also poor, reflecting the performance context issues.

Lending to Businesses of Different Sizes

The overall distribution of loans to businesses of different sizes was excellent. While the bank's performance was less than the percentage of businesses with GAR of \$1 million or less, the

bank's lending was above the aggregate. In addition, 92% of loans were for \$100 thousand or less, and the average loan size was \$53 thousand.

Community Development Lending: JPMC Bank's performance in terms of community development lending was adequate during the examination period, with lending in the Syracuse assessment area totaling \$500 thousand. Sixty percent of the community development lending was targeted to community services, with the balance of this lending going to affordable housing.

In addition to targeted lending in the Syracuse area, the bank extended 12 statewide/regional loans totaling \$269 million, which are expected to benefit all of New York State.

Examples of community development lending included:

- Two \$100 thousand lines of credit to an organization that provides homeownership opportunities to LMI people through construction of affordable single-family homes.
- A \$200 thousand business revolving credit line for an independent living center in an LMI area that teaches persons with mental disabilities self-sufficiency skills and helps them locate jobs and housing.

INVESTMENT TEST

In MSA 8160 (Syracuse, NY), JPMC Bank's level of qualified investments was adequate. At this examination, qualified investments totaled \$168 thousand, with 73% for grants to various agencies engaged in community services and 23% for grants to organizations supporting affordable housing projects and programs.

The MSA also benefited from \$425 million in New York statewide qualified investments, which include \$359 million in LIHTCs.

Examples of JPMC Bank grants in MSA 8160 included:

- A \$25 thousand grant to a community housing development corporation that has proposed development of an affordable senior citizen complex with 39 rental units.
- A \$7,500 grant to a development corporation that helps acquire and rehabilitate affordable housing for LMI families.

SERVICE TEST

Performance under the service test was excellent in the MSA based primarily on JPMC Bank's excellent branch distribution.

Retail Services: The bank's delivery systems were readily accessible to all portions of the bank's assessment area, including LMI areas. MSA 8160 (Syracuse, NY) has 14 branches, of

which 4 branches or 29% are located in LMI areas. This compares favorably with the portion of the population residing in LMI areas. In addition, six branches were adjacent to LMI areas and some should be able to service those areas. The total number of branches in or adjacent to LMI tracts was 10 or 71%.

Changes in branch locations did not impact the bank's ability to deliver services. One branch not located in an LMI area was consolidated since the previous examination into another non-LMI branch. Like the prior location, the new location is adjacent to an LMI area.

Alternative delivery systems did not enhance the bank's performance. Neither of JPMC Bank's two off-site ATM locations in the assessment area were located in LMI areas. The bank has one mortgage office in the assessment area, located in the city of Syracuse.

The bank's products and services were tailored to the convenience and needs of the bank's assessment areas, including LMI areas. Of the 14 branches in the MSA, 7 have either early morning or late evening hours and 3 have Saturday hours. Of the seven that keep early or late hours, five or 71% are located in or adjacent to LMI tracts. All three branches open on Saturday are in or adjacent to LMI tracts.

Community Development Services	
Type	#
Technical Assistance	2
Seminars	7
Miscellaneous	0

Community Development Services: JPMC Bank provided a high level of community development services. The table at left shows the type and number of community development services the bank performed during the evaluation period. Five of the seminars were mortgage seminars.

In addition, the bank's officers were members of 11 boards of qualifying community development organizations in the assessment area. Also, the bank made one in-kind contribution to a qualifying community development organization in the assessment area.

METROPOLITAN AREAS

(LIMITED REVIEW)

MSA 0160 (ALBANY-SCHENECTADY-TROY, NY)

MSA 0960 (BINGHAMTON, NY)

MSA 1280 (BUFFALO-NIAGARA FALLS, NY)

MSA 2335 (ELMIRA, NY)

MSA 8680 (UTICA-ROME, NY)

Data reviewed, including performance and demographic information, can be found in the New York tables in Appendix D. Conclusions regarding performance compared with the overall New York State rating, which was based on the full-scope assessment area performance, are as follows:

Assessment Area	Lending Test	Investment Test	Service Test
MSA 0160	Consistent	Consistent	Below
MSA 0960	Consistent	Below	Below
MSA 1280	Consistent	Below	Below
MSA 2335	Below	Below	Below
MSA 8680	Consistent	Below	Below

CRA APPENDIX A
SCOPE OF EXAMINATION

JPMORGAN CHASE BANK			
TIME PERIOD REVIEWED		1/1/01 to 12/31/02	
FINANCIAL INSTITUTION			PRODUCTS REVIEWED
JPMorgan Chase Bank New York, New York			<ul style="list-style-type: none"> • Home purchase • Refinancings • Home improvement • Multifamily • Small business • Small farm • Community development
AFFILIATE(S)	AFFILIATE RELATIONSHIP		PRODUCTS REVIEWED
Chase Manhattan Mortgage Corporation	Bank subsidiary		<ul style="list-style-type: none"> • Home purchase • Refinancings • Home improvement
Chase Manhattan Bank USA, N.A.	Holding company subsidiary		<ul style="list-style-type: none"> • Home purchase • Refinancings • Home improvement • Small business loans
J.P. Morgan Chase Community Development Corporation	Holding company subsidiary		<ul style="list-style-type: none"> • Community development • Qualified investments
Chase Community Development Corporation	Bank subsidiary		<ul style="list-style-type: none"> • Community development • Qualified investments

(Appendix A continued on next page)

LIST OF ASSESSMENT AREAS AND TYPE OF EXAMINATION			
ASSESSMENT AREA	TYPE OF EXAMINATION	BRANCHES VISITED ⁴¹	OTHER INFORMATION
<u>CMSA 5602</u>	On-site	1 Chase Manhattan Plaza New York, NY	
<u>TEXAS</u>			
CMSA 1922	Off-site		
CMSA 3362	Off-site		
MSA 2320 (El Paso, TX)	Off-site		
MSA 0640 (Austin-San Marcos, TX)	Off-site		
MSA 1240 (Brownsville-Harlingen-San Benito, TX)	Off-site		
MSA 4880 (McAllen-Edinburg, TX)	Off-site		
MSA 7240 (San Antonio, TX)	Off-site		
<u>NEW YORK STATE</u>			
MSA 6840 (Rochester, NY)	Off-site		
MSA 8160 (Syracuse, NY)	Off-site		
MSA 0160 (Albany-Schenectady-Troy, NY)	Off-site		
MSA 0960 (Binghamton, NY)	Off-site		
MSA 1280 (Buffalo-Niagara Falls, NY)	Off-site		
MSA 2335 (Elmira, NY)	Off-site		
MSA 8680 (Utica-Rome, NY)	Off-site		

⁴¹ There is a statutory requirement that the written evaluation of a multistate institution's performance must list the individual branches examined in each state.

CRA APPENDIX B

Summary of Ratings

JPMorgan Chase Bank

State or Multistate Metropolitan Area Name	Lending Test Rating	Investment Test Rating	Service Test Rating	Overall State Rating
CMSA 5602	Outstanding	Outstanding	Outstanding	Outstanding
Texas	High Satisfactory	Outstanding	Outstanding	Outstanding
New York	High Satisfactory	Outstanding	Outstanding	Outstanding

CRA APPENDIX C

GLOSSARY

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 metropolitan area/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: 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 statistical 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.

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 nonrelatives 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 (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity and responsiveness).

Geography: A census tract or a block numbering area delineated by the U.S. 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 data such as race, gender and income of applications, amount of loan requested, and disposition of the application (for example, approved, denied and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings 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% 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 (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-income: Individual income that is less than 50% of the area median income, or a median family income that is less than 50%, 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 metropolitan area/assessment area.

Metropolitan area (“MA”): Any primary metropolitan statistical area (“PMSA”), metropolitan statistical area (“MSA”), or consolidated metropolitan statistical area (“CMSA”), as defined by the Office of Management and Budget, with a population of 250 thousand 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% and less than 120% of the area median income, or a median family income that is at least 80% and less than 120%, in the case of a geography.

Moderate-income: Individual income that is at least 50% and less than 80% of the area median income, or a median family income that is at least 50% and less than 80%, 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 multistate 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 multistate metropolitan area, the institution will receive a rating for the multistate 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 non-mortgage, 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 Call Report. These loans have original amounts of \$500 thousand or less and are either secured by farmland, or are classified as loans to finance agricultural production and other loans to farmers.

Upper-income: Individual income that is more than 120% of the area median income, or a median family income that is more than 120%, in the case of a geography.

CRA APPENDIX D

CRA CORE TABLES

Table 1. Lending Volume

LENDING VOLUME		Geography: CMSA 5602				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002						
Metropolitan Area/ Assessment Area	% 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***
		#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	
Full Review:												
PMSA 5600 New York NY	58.58	33,083	8,237,069	61,111	2,969,778	0	0	298	642,407	94,492	11,883,234	88.16
PMSA 5380 Nassau-Suffolk NY	20.18	15,163	3,301,694	17,378	922,116	0	0	7	14,855	32,548	4,238,665	7.62
PMSA 5640 Newark NJ	6.89	6,657	1,374,465	4,447	182,285	1	8	5	1,300	11,110	1,558,058	1.48
PMSA 0875 Bergen-Passaic NJ	5.87	5,532	1,172,518	3,930	167,127	0	0	1	2,665	9,463	1,342,310	0.88
PMSA 3640 Jersey City NJ	1.38	1,587	283,053	633	25,077	0	0	0	0	2,220	308,130	0.00
PMSA 1160 Bridgeport CT	2.18	1,828	372,545	1,678	81,599	0	0	6	4,273	3,512	458,417	0.73
PMSA 8040 Stamford-Norwalk CT	3.16	3,455	1,639,908	1,645	88,184	0	0	2	200	5,102	1,728,292	0.76
PMSA 5480 New Haven-Meriden CT	0.40	418	54,794	230	13,481	0	0	3	3,550	651	71,825	0.14
PMSA 1930 Danbury CT	1.24	1,252	306,523	756	32,128	0	0	0	0	2,008	338,651	0.17
PMSA 5660 Newburgh NY-PA	0.12	99	19,525	88	3,203	0	0	1	1,600	188	24,328	0.05
Statewide/Regional								13	270,037			
Outside Assessment Area								14	115,479			

* Loan data as of December 31, 2002. Rated area refers to either the state or multistate metropolitan area rating area.

** The evaluation period for community development loans is from January 1, 2001, to December 31, 2002.

*** Deposit data as of June 30, 2002. Rated area refers to the state, multistate metropolitan area or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE														Geography: CMSA 5602		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002			
Metropolitan Area/ Assessment Area	Total Home Purchase Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income ¹								
	#	% of Total**	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	Low	Mod	Mid	Upper					
Full Review:																			
PMSA 5600 New York NY	19,931	58.23	2.00	5.90	7.82	8.39	29.17	28.33	61.00	57.25	3.90	8.93	28.67	58.36					
PMSA 5380 Nassau-Suffolk NY	7,565	22.10	0.04	0.05	11.81	20.53	68.73	61.07	19.42	18.32	0.09	18.87	64.68	16.31					
PMSA 5640 Newark NJ	2,119	6.19	2.57	9.20	13.52	22.27	36.68	28.93	47.22	39.59	5.04	16.45	34.95	43.54					
PMSA 0875 Bergen-Passaic NJ	1,672	4.88	0.79	2.69	11.01	22.31	56.56	49.22	31.64	25.78	1.42	13.75	55.69	29.11					
PMSA 3640 Jersey City NJ	587	1.71	0.60	1.02	10.42	11.93	59.59	61.16	29.40	25.55	0.97	13.43	60.42	25.08					
PMSA 1160 Bridgeport CT	700	2.04	2.13	2.43	6.85	12.43	55.01	52.57	36.02	32.57	2.50	8.92	57.15	31.43					
PMSA 8040 Stamford-Norwalk CT	987	2.88	3.19	4.05	15.40	18.64	38.17	35.06	43.24	42.25	4.35	20.52	39.35	35.78					
PMSA 5480 New Haven-Meriden CT	198	0.58	10.43	11.11	22.98	37.37	47.77	43.94	18.82	7.58	9.75	29.33	48.53	12.39					
PMSA 1930 Danbury CT	419	1.22	0.00	0.00	11.25	16.47	65.35	59.19	23.39	24.34	0.00	14.96	64.05	20.99					
PMSA 5660 Newburgh NY-PA	53	0.15	8.55	45.28	0.00	0.00	31.85	28.30	59.60	26.42	16.43	0.00	31.46	52.11					

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** Home purchase loans originated and purchased in the metropolitan area/assessment area 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: CMSA 5602														
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002														
Metropolitan Area/ Assessment Area	Total Home Improvement Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income ^e			
	#	% of Total ^{**}	% Owner-Occupied Units ^{***}	% Bank Loans	% Owner-Occupied Units ^{***}	% Bank Loans	% Owner-Occupied Units ^{***}	% Bank Loans	% Owner-Occupied Units ^{***}	% Bank Loans	Low	Mod	Mid	Upper
Full Review:														
PMSA 5600 New York NY	46	39.66	2.00	2.17	7.82	8.70	29.17	32.61	61.00	56.52	4.04	10.87	29.17	55.74
PMSA 5380 Nassau-Suffolk NY	32	27.59	0.04	0.00	11.81	3.13	68.73	78.13	19.42	18.75	0.06	15.16	70.24	14.53
PMSA 5640 Newark NJ	20	17.24	2.57	25.00	13.52	25.00	36.68	15.00	47.22	35.00	4.11	15.34	37.35	43.21
PMSA 0875 Bergen-Passaic NJ	8	6.90	0.79	0.00	11.01	12.50	56.56	50.00	31.64	37.50	1.13	10.63	55.77	32.47
PMSA 3640 Jersey City NJ	3	2.59	0.60	0.00	10.42	0.00	59.59	66.67	29.40	33.33	0.48	10.18	58.80	30.45
PMSA 1160 Bridgeport CT	3	2.59	2.13	0.00	6.85	0.00	55.01	33.33	36.02	66.67	2.43	8.58	60.32	28.66
PMSA 8040 Stamford-Norwalk CT	3	2.59	3.19	0.00	15.40	0.00	38.17	33.33	43.24	66.67	4.09	16.95	39.42	39.54
PMSA 5480 New Haven-Meriden CT	1	0.86	10.43	0.00	22.98	100.00	47.77	0.00	18.82	0.00	5.08	24.36	54.45	16.10
PMSA 1930 Danbury CT	0	0.00	0.00	0.00	11.25	0.00	65.35	0.00	23.39	0.00	0.00	11.09	70.51	18.39
PMSA 5660 Newburgh NY-PA	0	0.00	8.55	0.00	0.00	0.00	31.85	0.00	59.60	0.00	4.65	0.00	38.37	56.98

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** Home improvement loans originated and purchased in the metropolitan area/assessment area 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: CMSA 5602		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002			
Metropolitan Area/ Assessment Area	Total Home Mortgage Refinance Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income [*]								
	#	% of Total ^{**}	% Owner-Occupied Units ^{***}	% Bank Loans	% Owner-Occupied Units ^{***}	% Bank Loans	% Owner-Occupied Units ^{***}	% Bank Loans	% Owner-Occupied Units ^{***}	% Bank Loans	Low	Mod	Mid	Upper					
Full Review:																			
PMSA 5600 New York NY	13,094	37.72	2.00	1.91	7.82	6.87	29.17	20.83	61.00	70.24	2.46	8.15	26.61	62.68					
PMSA 5380 Nassau-Suffolk NY	7,565	21.79	0.04	0.04	11.81	15.58	68.73	64.76	19.42	19.52	0.06	13.66	70.35	15.89					
PMSA 5640 Newark NJ	4,518	13.02	2.57	3.36	13.52	18.81	36.68	32.07	47.22	45.75	2.29	10.98	34.45	52.25					
PMSA 0875 Bergen-Passaic NJ	3,852	11.10	0.79	1.64	11.01	20.46	56.56	50.80	31.64	27.10	0.79	9.90	55.31	33.93					
PMSA 3640 Jersey City NJ	997	2.87	0.60	1.40	10.42	14.54	59.59	59.88	29.40	24.07	0.94	12.34	59.26	27.17					
PMSA 1160 Bridgeport CT	1,124	3.24	2.13	1.87	6.85	7.21	55.01	46.17	36.02	44.75	1.34	4.71	53.28	40.67					
PMSA 8040 Stamford-Norwalk CT	2,465	7.10	3.19	2.52	15.40	10.06	38.17	27.14	43.24	60.28	2.83	13.66	36.44	47.07					
PMSA 5480 New Haven-Meriden CT	217	0.63	10.43	8.29	22.98	23.50	47.77	48.39	18.82	19.82	8.91	22.04	49.06	19.99					
PMSA 1930 Danbury CT	833	2.40	0.00	0.00	11.25	11.16	65.35	60.50	23.39	28.33	0.01	8.81	63.96	27.22					
PMSA 5660 Newburgh NY-PA	46	0.13	8.55	21.74	0.00	0.00	31.85	26.09	59.60	52.17	10.27	0.00	33.05	56.68					

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** Home mortgage refinance loans originated and purchased in the metropolitan area/assessment area 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: CMSA 5602		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002			
Metropolitan Area/ Assessment Area	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income [*]								
	#	% of Total ^{**}	% of Multifamily Units ^{***}	% Bank Loans	% Multifamily Units ^{***}	% Bank Loans	% Multifamily Units ^{***}	% Bank Loans	% Multifamily Units ^{***}	% Bank Loans	Low	Mod	Mid	Upper					
Full Review:																			
PMSA 5600 New York NY	12	75.00	17.58	0.00	22.90	16.67	26.47	41.67	33.02	41.67	15.07	30.35	31.39	23.04					
PMSA 5380 Nassau-Suffolk NY	1	6.25	0.28	0.00	29.37	0.00	59.88	100.00	10.47	0.00	0.00	27.34	64.06	8.59					
PMSA 5640 Newark NJ	0	0.00	25.17	0.00	33.77	0.00	28.34	0.00	12.68	0.00	20.87	46.09	25.22	7.83					
PMSA 0875 Bergen-Passaic NJ	0	0.00	8.65	0.00	24.09	0.00	57.19	0.00	10.07	0.00	15.31	49.76	28.23	6.70					
PMSA 3640 Jersey City NJ	0	0.00	3.74	0.00	20.74	0.00	56.29	0.00	19.24	0.00	2.66	30.68	57.73	8.94					
PMSA 1160 Bridgeport CT	1	6.25	23.78	0.00	24.46	100.00	46.18	0.00	5.58	0.00	33.33	33.33	33.33	0.00					
PMSA 8040 Stamford-Norwalk CT	0	0.00	18.05	0.00	56.67	0.00	22.87	0.00	2.42	0.00	37.04	33.33	25.93	3.70					
PMSA 5480 New Haven-Meriden CT	2	12.50	20.55	50.00	40.14	50.00	36.79	0.00	2.51	0.00	17.74	50.00	27.42	4.84					
PMSA 1930 Danbury CT	0	0.00	0.00	0.00	48.61	0.00	41.24	0.00	10.15	0.00	0.00	66.67	0.00	33.33					
PMSA 5660 Newburgh NY-PA	0	0.00	34.49	0.00	0.00	0.00	47.98	0.00	17.53	0.00	0.00	0.00	0.00	0.00					

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** Multifamily loans originated and purchased in the metropolitan area/assessment area 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: CMSA 5602		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002										
Metropolitan Area/ Assessment Area	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate Lending (%) By Tract Income ^e															
	#	% of Total**	% of Businesses ***	% Bank Loans	% of Businesses ***	% Bank Loans	% of Businesses ***	% Bank Loans	% of Businesses ***	% Bank Loans	Low	Mod	Mid	Upper												
Full Review:																										
PMSA 5600 New York NY	61,111	66.50	6.97	5.80	15.77	15.54	22.84	23.50	51.94	52.46	5.57	14.50	24.06	51.97												
PMSA 5380 Nassau-Suffolk NY	17,378	18.91	0.15	0.10	14.26	9.67	65.49	63.95	20.07	26.28	0.10	13.13	62.44	20.66												
PMSA 5640 Newark NJ	4,447	4.84	8.47	5.10	14.38	6.54	35.55	35.91	41.56	52.39	5.82	11.99	35.65	42.46												
PMSA 0875 Bergen-Passaic NJ	3,930	4.28	3.27	3.66	15.08	14.07	53.25	52.54	28.31	29.64	2.42	14.98	52.68	26.45												
PMSA 3640 Jersey City NJ	633	0.69	1.23	1.11	17.05	15.01	56.70	50.87	24.60	32.39	0.78	15.79	55.57	24.79												
PMSA 1160 Bridgeport CT	1,678	1.83	7.06	7.57	10.91	10.67	51.63	52.50	29.23	27.23	5.03	11.13	52.35	27.08												
PMSA 8040 Stamford-Norwalk CT	1,645	1.79	13.52	15.14	24.07	19.64	33.70	33.74	28.71	31.49	11.43	22.00	31.65	31.19												
PMSA 5480 New Haven-Meriden CT	230	0.25	17.76	16.09	27.05	27.39	40.15	43.48	15.04	13.04	4.40	14.24	49.73	27.99												
PMSA 1930 Danbury CT	756	0.82	0.03	0.00	21.60	17.06	58.75	62.04	19.62	20.90	0.05	18.29	56.95	20.74												
PMSA 5660 Newburgh NY-PA	88	0.10	15.45	15.91	0.00	0.00	52.93	46.59	31.62	37.50	3.15	10.50	48.19	30.82												

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Small Business Data: U.S. & Puerto Rico.

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

*** Source Data - Dun & Bradstreet (2001).

Table 7. Geographic Distribution of Small Loans to Farms

Geographic Distribution: SMALL LOANS TO FARMS														Geography: CMSA 5602		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002			
Metropolitan Area/ Assessment Area	Total Small Farm Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate Lending (%) by Tract Income*								
	#	% of Total**	% of Farms***	% Bank Loans	% of Farms**	% Bank Loans	% of Farms**	% Bank Loans	% of Farms**	% Bank Loans	Low	Mod	Mid	Upper					
Full Review:																			
PMSA 5600 New York NY	0	0.00	1.50	0.00	4.54	0.00	17.74	0.00	75.90	0.00	0.00	16.67	19.44	58.33					
PMSA 5380 Nassau-Suffolk NY	0	0.00	0.00	0.00	18.70	0.00	66.10	0.00	15.15	0.00	0.00	29.17	41.67	25.00					
PMSA 5640 Newark NJ	1	100.00	0.94	0.00	5.03	0.00	33.50	0.00	60.53	100.00	0.00	9.09	63.64	18.18					
PMSA 0875 Bergen-Passaic NJ	0	0.00	0.73	0.00	6.15	0.00	56.68	0.00	36.36	0.00	0.00	4.76	66.67	28.57					
PMSA 3640 Jersey City NJ	0	0.00	0.00	0.00	11.27	0.00	50.70	0.00	36.62	0.00	0.00	100.00	0.00	0.00					
PMSA 1160 Bridgeport CT	0	0.00	2.30	0.00	4.60	0.00	46.67	0.00	46.44	0.00	0.00	0.00	100.00	0.00					
PMSA 8040 Stamford-Norwalk CT	0	0.00	7.36	0.00	18.71	0.00	38.04	0.00	35.89	0.00	22.22	0.00	44.44	33.33					
PMSA 5480 New Haven-Meriden CT	0	0.00	10.96	0.00	15.07	0.00	49.32	0.00	24.66	0.00	0.00	22.22	55.56	22.22					
PMSA 1930 Danbury CT	0	0.00	0.00	0.00	7.33	0.00	68.44	0.00	24.22	0.00	0.00	0.00	100.00	0.00					
PMSA 5660 Newburgh NY-PA	0	0.00	7.14	0.00	0.00	0.00	42.86	0.00	50.00	0.00	0.00	0.00	66.67	33.33					

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Small Business Data: U.S. & Puerto Rico.

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

*** Source Data - Dun & Bradstreet (2001).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE														Geography: CMSA 5602		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002			
Metropolitan Area/ Assessment Area	Total Home Purchase Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [†]								
	#	% of Total ^{**}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	Low	Mod	Mid	Upper					
Full Review:																			
PMSA 5600 New York NY	19,931	58.23	24.98	2.74	15.22	14.62	18.24	25.86	41.56	56.79	1.86	10.93	24.48	62.73					
PMSA 5380 Nassau-Suffolk NY	7,565	22.10	16.36	4.74	19.26	21.48	26.30	30.64	38.08	43.15	4.65	20.88	33.41	41.06					
PMSA 5640 Newark NJ	2,119	6.19	21.68	4.60	17.58	22.29	22.21	32.68	38.53	40.42	4.71	20.48	27.21	47.59					
PMSA 0875 Bergen-Passaic NJ	1,672	4.88	18.58	3.56	18.93	19.96	23.58	34.58	38.91	41.90	3.80	16.34	30.68	49.18					
PMSA 3640 Jersey City NJ	587	1.71	22.91	1.98	16.23	9.31	21.11	27.92	39.75	60.79	1.50	9.16	25.29	64.05					
PMSA 1160 Bridgeport CT	700	2.04	19.67	10.25	17.57	29.19	23.56	23.14	39.20	37.42	9.04	27.83	26.48	36.65					
PMSA 8040 Stamford-Norwalk CT	987	2.88	19.92	7.30	18.80	16.88	20.27	19.84	41.01	55.99	10.10	19.29	22.47	48.14					
PMSA 5480 New Haven-Meriden CT	198	0.58	29.40	8.20	20.62	32.79	22.50	38.25	27.49	20.77	9.69	35.36	28.54	26.41					
PMSA 1930 Danbury CT	419	1.22	15.11	15.19	20.05	25.32	27.53	21.52	37.31	37.97	13.47	26.54	27.68	32.31					
PMSA 5660 Newburgh NY-PA	53	0.15	19.70	8.70	13.49	6.52	22.08	36.96	44.74	47.83	2.26	12.17	28.70	56.87					

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 6.96% of loans originated and purchased by the bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT														
Geography: CMSA 5602														
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002														
Metropolitan Area/ Assessment Area	Total Home Improvement Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data ¹			
	#	% of Total ^{**}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	Low	Mod	Mid	Upper
Full Review:														
PMSA 5600 New York NY	46	39.66	24.98	6.90	15.22	17.24	18.24	17.24	41.56	58.62	6.27	15.32	27.32	51.09
PMSA 5380 Nassau-Suffolk NY	32	27.59	16.36	8.70	19.26	0.00	26.30	56.52	38.08	34.78	8.18	20.28	33.50	38.04
PMSA 5640 Newark NJ	20	17.24	21.68	0.00	17.58	16.67	22.21	58.33	38.53	25.00	7.22	20.79	28.99	42.99
PMSA 0875 Bergen-Passaic NJ	8	6.90	18.58	16.67	18.93	0.00	23.58	33.33	38.91	50.00	6.49	16.88	29.33	47.30
PMSA 3640 Jersey City NJ	3	2.59	22.91	0.00	16.23	0.00	21.11	0.00	39.75	100.00	5.91	14.17	30.22	49.70
PMSA 1160 Bridgeport CT	3	2.59	19.67	0.00	17.57	33.33	23.56	0.00	39.20	66.67	9.33	27.20	30.69	32.78
PMSA 8040 Stamford-Norwalk CT	3	2.59	19.92	0.00	18.80	0.00	20.27	33.33	41.01	66.67	15.99	24.32	21.98	37.71
PMSA 5480 New Haven-Meriden CT	1	0.86	29.40	0.00	20.62	100.00	22.50	0.00	27.49	0.00	10.57	25.33	29.52	34.58
PMSA 1930 Danbury CT	0	0.00	15.11	0.00	20.05	0.00	27.53	0.00	37.31	0.00	14.01	26.75	27.71	31.53
PMSA 5660 Newburgh NY-PA	0	0.00	19.70	0.00	13.49	0.00	22.08	0.00	44.74	0.00	1.23	6.17	20.99	71.60

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 32.76% of loans originated and purchased by the bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE														
Geography: CMSA 5602														
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002														
Metropolitan Area/ Assessment Area	Total Home Mortgage Refinance Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data [†]			
	#	% of Total ^{**}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	% Families ^{***}	% Bank Loans ^{****}	Low	Mod	Mid	Upper
Full Review:														
PMSA 5600 New York NY	13,094	37.72	24.98	2.35	15.22	10.11	18.24	20.71	41.56	66.83	2.46	10.62	24.15	62.76
PMSA 5380 Nassau-Suffolk NY	7,565	21.79	16.36	5.38	19.26	21.64	26.30	31.82	38.08	41.16	5.53	21.16	33.76	39.55
PMSA 5640 Newark NJ	4,518	13.02	21.68	5.23	17.58	17.99	22.21	24.58	38.53	52.21	4.48	16.06	25.65	53.81
PMSA 0875 Bergen-Passaic NJ	3,852	11.10	18.58	3.86	18.93	19.43	23.58	28.87	38.91	47.84	3.95	15.09	29.11	51.84
PMSA 3640 Jersey City NJ	997	2.87	22.91	2.91	16.23	11.66	21.11	24.54	39.75	60.89	2.58	10.36	25.24	61.81
PMSA 1160 Bridgeport CT	1,124	3.24	19.67	6.57	17.57	21.53	23.56	22.80	39.20	49.10	6.43	20.77	28.20	44.60
PMSA 8040 Stamford-Norwalk CT	2,465	7.10	19.92	6.39	18.80	10.86	20.27	13.83	41.01	68.92	9.17	17.65	21.05	52.14
PMSA 5480 New Haven-Meriden CT	217	0.63	29.40	6.49	20.62	27.27	22.50	25.32	27.49	40.91	7.22	25.22	30.07	37.50
PMSA 1930 Danbury CT	833	2.40	15.11	8.95	20.05	21.45	27.53	24.74	37.31	44.87	9.96	24.39	28.88	36.77
PMSA 5660 Newburgh NY-PA	46	0.13	19.70	2.38	13.49	9.52	22.08	16.67	44.74	71.43	1.18	6.60	22.67	69.54

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 16.28% of loans originated and purchased by the bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: CMSA 5602			Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002				
Metropolitan Area/ Assessment Area	Total Small Loans to Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Aggregate Lending Data [†]	
	#	% of Total**	% of Businesses***	% Bank Loans****	\$100,000 or less	> \$100,000 to \$250,000	> \$250,000 to \$1,000,000	All	Revenues \$1 Million Or Less
Full Review:									
PMSA 5600 New York NY	61,111	66.50	81.73	62.81	94.11	4.09	1.80	190,384	86,106
PMSA 5380 Nassau-Suffolk NY	17,378	18.91	84.77	60.70	92.25	5.16	2.60	79,574	33,175
PMSA 5640 Newark NJ	4,447	4.84	83.18	52.91	95.73	3.13	1.15	42,831	15,979
PMSA 0875 Bergen-Passaic NJ	3,930	4.28	83.08	48.19	96.06	2.37	1.58	36,967	14,168
PMSA 3640 Jersey City NJ	633	0.69	83.28	43.60	96.68	2.21	1.11	9,456	3,566
PMSA 1160 Bridgeport CT	1,678	1.83	84.66	57.15	93.33	4.89	1.79	10,407	4,074
PMSA 8040 Stamford-Norwalk CT	1,645	1.79	84.00	53.13	92.28	4.86	2.86	12,242	4,737
PMSA 5480 New Haven-Meriden CT	230	0.25	86.14	38.70	89.13	7.39	3.48	11,287	4,352
PMSA 1930 Danbury CT	756	0.82	86.21	44.18	94.84	3.04	2.12	6,442	2,613
PMSA 5660 Newburgh NY-PA	88	0.10	86.93	44.32	97.73	0.00	2.27	6,229	2,414

* Based on 2001 Peer Small Business Data: U.S. & Puerto Rico.

** Small loans to businesses originated and purchased in the metropolitan area/assessment area 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 Dun & Bradstreet - 2001).

**** 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 3.17% 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: CMSA 5602		Evaluation Period: JANUARY 1, 2001 TO DECEMBER 31, 2002					
Metropolitan Area/ Assessment Area	Total Small Loans to Farms		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Aggregate Lending Data [†]	
	#	% of Total ^{**}	% of Farms ^{***}	% Bank Loans ^{****}	\$100,000 or less	> \$100,000 to \$250,000	> \$250,000 to \$1,000,000	All	Revenues \$1 Million or Less
Full Review:									
PMSA 5600 New York NY	0	0.00	89.43	0.00	0.00	0.00	0.00	36	23
PMSA 5380 Nassau-Suffolk NY	0	0.00	92.17	0.00	0.00	0.00	0.00	24	17
PMSA 5640 Newark NJ	1	100.00	91.22	0.00	100.00	0.00	0.00	11	7
PMSA 0875 Bergen-Passaic NJ	0	0.00	90.69	0.00	0.00	0.00	0.00	21	11
PMSA 3640 Jersey City NJ	0	0.00	94.37	0.00	0.00	0.00	0.00	2	1
PMSA 1160 Bridgeport CT	0	0.00	91.49	0.00	0.00	0.00	0.00	1	1
PMSA 8040 Stamford-Norwalk CT	0	0.00	87.12	0.00	0.00	0.00	0.00	9	7
PMSA 5480 New Haven-Meriden CT	0	0.00	89.04	0.00	0.00	0.00	0.00	9	2
PMSA 1930 Danbury CT	0	0.00	93.33	0.00	0.00	0.00	0.00	6	5
PMSA 5660 Newburgh NY-PA	0	0.00	96.43	0.00	0.00	0.00	0.00	9	4

* Based on 2001 Peer Small Business Data: U.S. & Puerto Rico.

** 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 Dun & Bradstreet - 2001).

**** 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 100.00% of small loans to farms originated and purchased by the bank.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS									
Geography: CMSA 5602 Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	% of Total	#	\$(000s)
Full Review:									
PMSA 5600 New York NY	51	241,872	1,480	132,771	1,531	374,643	41.57	6	26,308
PMSA 5380 Nassau-Suffolk NY	1	200	101	929	102	1,129	0.13	0	0
PMSA 5640 Newark NJ	4	725	102	1,233	106	1,958	0.22	0	0
PMSA 0875 Bergen-Passaic NJ	0	0	36	288	36	288	0.03	0	0
PMSA 3640 Jersey City NJ	0	0	24	224	24	224	0.02	0	0
PMSA 1160 Bridgeport CT	1	250	43	325	44	575	0.06	0	0
PMSA 8040 Stamford-Norwalk CT	1	1,551	29	165	30	1,716	0.19	0	0
PMSA 5480 NH-Meriden CT	0	0	39	286	39	286	0.03	0	0
PMSA 1930 Danbury CT	0	0	0	0	0	0	0.00	0	0
PMSA 5660 Newburgh NY-PA	0	0	2	7	2	7	0.00	0	0
Statewide/Regional	93	393,653	141	126,756	234***	520,409***	57.74	15	46,083

* "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.

*** Statewide figures include 111 New York State investments totaling \$425,815,000; 68 New Jersey investments totaling \$62,033,000; and 55 Connecticut investments totaling \$32,561,000.

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

BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS																	
Geography: CMSA 5602 Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002																	
Metropolitan Area/ Assessment Area	Deposits % of Rated Area Deposits in AA	Branches						Branch Openings/Closings						Population			
		# 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	Upper			Low	Mod	Mid	Upper	Low	Mod	Mid	Upper
Full Review:																	
PMSA 5600 New York NY*	88.16	241	65	9.13	14.52	23.24	53.11	9	15	- 2	0	- 1	- 3	14.32	20.00	29.69	35.62
PMSA 5380 Nassau-Suff NY	7.62	59	16	0.00	16.95	67.80	15.25	3	5	0	0	- 1	- 1	0.37	14.57	67.46	17.28
PMSA 5640 Newark NJ	1.48	23	6	4.35	0.00	39.13	56.52	1	0	1	0	0	0	10.70	24.71	31.85	32.70
PMSA 0875 Bergen-Pass NJ	0.88	13	4	7.69	0.00	53.85	38.46	0	1	0	0	- 1	0	4.18	18.73	52.23	24.82
PMSA 3640 Jersey City NJ	0.00	1	0	0.00	0.00	100	0.00	1	0	0	0	1	0	2.38	17.09	60.77	19.74
PMSA 1160 Bridgeport CT	0.73	14	4	7.14	14.29	50.00	28.57	0	1	0	0	- 1	0	8.70	13.78	48.60	28.89
PMSA 8040 Stam-Nor CT	0.76	11	3	9.09	18.18	36.36	36.36	1	0	0	0	1	0	8.11	22.47	32.92	36.49
PMSA 5480 NH-Meriden CT	0.14	1	0	0.00	100	0.00	0.00	0	0	0	0	0	0	21.60	31.82	36.52	10.06
PMSA 1930 Danbury CT	0.17	4	1	0.00	25.00	50.00	25.00	0	1	0	- 1	0	0	0.41	18.78	59.97	20.84
PMSA 5660 Newb NY-PA	0.05	1	0	0.00	0.00	100	0.00	0	0	0	0	0	0	30.54	0.00	27.03	42.43

* Percentage of branches in low-income tracts includes 4 branches located in tracts with no reported income.

** Closings include 5 consolidations in PMSA 5600, 1 in PMSA 1930, 1 in PMSA 1160, 2 in PMSA 5380 and 1 in PMSA 0875. Closings also include 9 relocations in PMSA 5600 and 3 in PMSA 5380.

*** Openings include 9 relocations in PMSA 5600 and 3 in PMSA 5380.

Table 1. Lending Volume

LENDING VOLUME													Geography: TEXAS		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002	
Metropolitan Area/ Assessment Area	% 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***				
		#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$ (000s)	#	\$(000s)					
Full Review:																
CMSA 1922 Dallas-FW	35.16	24,906	3,476,412	8,620	584,213	0	0	69	76,260	33,595	4,136,885	63.68				
CMSA 3362 Houston-G-B	39.48	23,887	3,159,455	13,794	916,313	2	200	45	69,595	37,728	4,145,563	0.00				
MSA 2320 El Paso	4.20	2,379	212,876	1,619	135,175	3	107	10	33,602	4,011	381,760	12.40				
Limited Review:																
MSA 0640 Austin-SM	10.75	8,217	1,200,747	2,039	136,420	0	0	16	17,978	10,272	1,355,145	13.05				
MSA 1240 Brownsville-H-SB	0.64	156	13,995	450	27,627	0	0	7	15,631	613	57,253	4.20				
MSA 4880 McAllen-Edin	1.11	359	29,963	705	35,506	0	0	1	1,174	1,065	66,643	0.00				
MSA 7240 San Antonio	8.65	6,739	770,011	1,508	101,928	1	400	20	20,505	8,268	892,864	6.67				
Outside Assessment Area								3	8,019							

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Loan data as of December 31, 2002. Rated area refers to either the state or multistate metropolitan area rating area.

** The evaluation period for community development loans is from January 1, 2001, to December 31, 2002.

*** Deposit data as of June 30, 2002. Rated area refers to the state, multistate metropolitan area or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE														Geography: TEXAS		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002	
Metropolitan Area/ Assessment Area	Total HP Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income ^e						
	#	% of Total**	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	Low	Mod	Mid	Upper			
Full Review:																	
CMSA 1922 Dallas-FW	13,932	36.23	3.86	1.54	18.52	11.44	38.08	38.49	39.54	48.50	1.25	9.92	35.92	37.22			
CMSA 3362 Houston-G-B	14,121	36.72	4.93	1.93	20.78	12.25	33.85	33.30	40.45	52.50	1.44	9.50	34.68	38.92			
MSA 2320 El Paso	1,717	4.46	1.98	0.17	22.15	5.24	38.97	56.90	36.91	37.68	0.39	6.77	45.24	47.60			
Limited Review:																	
MSA 0640 Austin-SM	4,915	12.78	3.91	1.00	17.29	11.19	39.72	55.73	39.09	32.09	1.31	9.68	49.73	34.09			
MSA 1240 Brownsville-H-SB	104	0.27	1.35	0.00	45.63	41.35	28.49	21.15	24.52	37.50	0.33	26.92	28.17	41.58			
MSA 4880 McAllen-Edin	210	0.55	0.00	0.00	20.88	4.29	43.87	48.10	35.24	47.62	0.00	8.97	39.01	28.35			
MSA 7240 San Antonio	3,458	8.99	5.41	0.84	26.11	9.63	31.99	24.41	36.49	65.12	1.01	9.22	25.50	36.61			

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

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

*** Percentage of owner-occupied units is 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.

Table 3. Geographic Distribution of Home Improvement Loans

Geographic Distribution: HOME IMPROVEMENT		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Home Improve Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income*				
	#	% of Total**	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	Low	Mod	Mid	Upper	
Full Review:															
CMSA 1922 Dallas-FW	39	66.10	3.86	7.69	18.52	53.85	38.08	28.21	39.54	10.26	2.16	11.88	32.93	53.01	
CMSA 3362 Houston-G-B	13	22.03	4.93	0.00	20.78	0.00	33.85	23.08	40.45	76.92	3.61	16.61	31.47	48.31	
MSA 2320 El Paso	3	5.08	1.98	33.33	22.15	0.00	38.97	0.00	36.91	66.67	1.81	19.42	40.31	38.46	
Limited Review:															
MSA 0640 Austin-SM	3	5.08	3.91	0.00	17.29	0.00	39.72	0.00	39.09	100.00	2.55	12.84	41.64	42.97	
MSA 1240 Brownsville-H-SB	0	0.00	1.35	0.00	45.63	0.00	28.49	0.00	24.52	0.00	1.42	47.64	27.83	23.11	
MSA 4880 McAllen-Edin	0	0.00	0.00	0.00	20.88	0.00	43.87	0.00	35.24	0.00	0.00	18.11	40.67	41.22	
MSA 7240 San Antonio	1	1.69	5.41	0.00	26.11	0.00	31.99	0.00	36.49	100.00	4.17	22.37	26.66	46.80	

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

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

*** Percentage of owner-occupied units is 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.

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Refinancings		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income*				
	#	% of Total**	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	Low	Mod	Mid	Upper	
Full Review:															
CMSA 1922 Dallas-FW	10,925	38.88	3.86	0.65	18.52	6.01	38.08	30.86	39.54	62.47	1.13	8.10	32.28	58.46	
CMSA 3362 Houston-G-B	9,736	34.65	4.93	0.98	20.78	7.32	33.85	26.19	40.45	65.51	1.40	10.19	32.42	55.99	
MSA 2320 El Paso	659	2.35	1.98	0.30	22.15	2.43	38.97	37.33	36.91	59.94	0.57	10.81	39.16	49.46	
Limited Review:															
MSA 0640 Austin-SM	3,297	11.73	3.91	0.49	17.29	6.76	39.72	40.92	39.09	51.80	1.07	9.46	40.95	48.48	
MSA 1240 Brownsville-H-SB	52	0.19	1.35	0.00	45.63	25.00	28.49	21.15	24.52	53.85	0.51	25.58	30.84	43.07	
MSA 4880 McAllen-Edin	149	0.53	0.00	0.00	20.88	6.04	43.87	26.85	35.24	67.11	0.00	11.72	35.56	52.71	
MSA 7240 San Antonio	3,280	11.67	5.41	0.27	26.11	4.94	31.99	19.94	36.49	74.82	1.46	11.01	24.23	63.26	

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

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

*** Percentage of owner-occupied units is 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.

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Multifamily Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income*				
	#	% of Total**	% of Multifamily Units***	% Bank Loans	% Multifamily Units***	% Bank Loans	% Multifamily Units***	% Bank Loans	% Multifamily Units***	% Bank Loans	Low	Mod	Mid	Upper	
Full Review:															
CMSA 1922 Dallas-FW	10	34.48	11.23	10.00	30.04	30.00	38.61	50.00	20.12	10.00	18.40	26.71	32.94	21.96	
CMSA 3362 Houston-G-B	17	58.62	9.88	11.76	34.09	35.29	32.18	29.41	23.85	23.53	12.39	42.04	29.20	16.37	
MSA 2320 El Paso	0	0.00	12.45	0.00	25.75	0.00	31.39	0.00	30.41	0.00	4.44	37.78	35.56	22.22	
Limited Review:															
MSA 7240 San Antonio	0	0.00	5.24	0.00	18.95	0.00	54.98	0.00	20.84	0.00	7.69	32.69	38.46	21.15	
MSA 4880 McAllen-Edin	0	0.00	0.00	0.00	7.65	0.00	31.26	0.00	61.09	0.00	0.00	13.11	24.59	62.30	
MSA 1240 Brownsville-H-SB	0	0.00	4.14	0.00	27.97	0.00	33.28	0.00	34.62	0.00	0.00	10.00	60.00	30.00	
MSA 0640 Austin-SM	2	6.90	14.11	50.00	37.46	0.00	28.49	50.00	19.93	0.00	11.76	50.98	22.88	14.38	

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

** Multifamily loans originated and purchased in the metropolitan area/assessment area 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.

Table 6. Geographic Distribution of Small Loans to Businesses

Geographic Distribution: SMALL LOANS TO BUSINESSES		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Small Business Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate Lending (%) By Tract Income*				
	#	% of Total**	% of Businesses ***	% Bank Loans	% of Businesses ***	% Bank Loans	% of Businesses ***	% Bank Loans	% of Businesses ***	% Bank Loans	Low	Mod	Mid	Upper	
Full Review:															
CMSA 1922 Dallas-FW	8,620	30.00	6.69	5.94	23.01	26.15	33.02	31.61	35.99	34.07	5.28	21.94	30.12	35.96	
CMSA 3362 Houston-G-B	13,794	48.00	5.68	5.28	24.47	24.74	31.66	31.30	37.96	38.37	4.55	19.91	33.92	36.01	
MSA 2320 El Paso	1,619	5.63	9.61	10.44	23.88	27.98	34.44	29.15	32.08	32.43	7.36	20.35	33.62	35.35	
Limited Review:															
MSA 0640 Austin-SM	2,039	7.10	5.22	4.32	18.56	14.76	36.94	34.72	39.11	46.10	3.84	15.31	35.55	39.25	
MSA 1240 Brownsville-H-SB	450	1.57	1.85	1.33	40.28	37.11	32.56	27.33	25.31	34.22	0.71	21.02	37.87	33.74	
MSA 4880 McAllen-Edin	705	2.45	0.00	0.00	18.47	27.80	42.09	28.51	39.44	43.69	0.00	16.41	33.57	43.13	
MSA 7240 San Antonio	1,508	5.25	5.08	4.51	21.63	17.11	35.96	39.99	37.31	38.33	3.99	19.66	32.58	40.04	

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Small Business Data: U.S. and Puerto Rico.

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

*** Source Data - Dun & Bradstreet (2001).

Table 7. Geographic Distribution of Small Loans to Farms

Geographic Distribution: SMALL LOANS TO FARMS		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001 TO DECEMBER 31, 2002								
Metropolitan Area/ Assessment Area	Total Small Farm Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate Lending (%) by Tract Income*			
	#	% of Total**	% of Farms***	% Bank Loans	% of Farms**	% Bank Loans	% of Farms**	% Bank Loans	% of Farms**	% Bank Loans	Low	Mod	Mid	Upper
Full Review:														
CMSA 1922 Dallas-FW	0	0.00	3.54	0.00	15.22	0.00	41.64	0.00	39.26	0.00	3.45	12.54	36.36	39.81
CMSA 3362 Houston-G-B	2	33.33	2.48	0.00	17.15	0.00	39.53	0.00	40.84	100.00	1.37	9.62	52.92	27.15
MSA 2320 El Paso	3	50.00	3.23	0.00	29.62	100.00	33.14	0.00	34.02	0.00	3.33	36.67	23.33	26.67
Limited Review:														
MSA 0640 Austin-SM	0	0.00	2.13	0.00	18.00	0.00	48.94	0.00	30.93	0.00	0.00	14.85	44.55	35.64
MSA 1240 Brownsville-H-SB	0	0.00	0.00	0.00	16.67	0.00	56.41	0.00	26.92	0.00	0.00	13.33	69.02	16.86
MSA 4880 McAllen-Edin	0	0.00	0.00	0.00	6.89	0.00	52.46	0.00	40.66	0.00	0.00	16.01	29.18	51.96
MSA 7240 San Antonio	1	16.67	1.99	0.00	17.03	0.00	33.88	0.00	47.02	100.00	0.68	57.82	12.93	27.89

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Small Business Data: U.S. and Puerto Rico.

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

*** Source Data - Dun & Bradstreet (2001).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002								
Metropolitan Area/ Assessment Area	Total HP Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data†			
	#	% of Total**	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	Low	Mod	Mid	Upper
Full Review:														
CMSA 1922 Dallas-FW	13,932	36.23	19.45	11.87	17.49	26.43	22.29	26.39	40.77	35.31	8.63	21.31	27.17	42.89
CMSA 3362 Houston-G-B	14,121	36.72	22.18	8.45	16.50	22.56	20.35	27.57	40.97	41.42	7.20	19.63	25.88	47.28
MSA 2320 El Paso	1,717	4.46	22.95	4.18	16.77	19.98	19.21	30.39	41.08	45.46	6.27	17.28	27.33	49.12
Limited Review:														
MSA 0640 Austin-SM	4,915	12.78	19.79	10.51	16.95	30.70	22.35	31.47	40.91	27.32	7.30	20.74	29.81	42.15
MSA 1240 Brownsville-H-SB	104	0.27	28.01	1.00	17.77	9.00	16.49	26.00	37.73	64.00	1.92	18.28	25.50	54.30
MSA 4880 McAllen-Edin	210	0.55	22.78	2.65	15.69	8.47	16.01	19.58	45.52	69.31	1.81	11.15	19.50	67.55
MSA 7240 San Antonio	3,458	8.99	22.65	5.57	17.02	18.95	20.05	26.20	40.29	49.28	4.88	18.77	26.82	49.52

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 8.26% of loans originated and purchased by bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Home Improve Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data*				
	#	% of Total**	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	Low	Mod	Mid
Full Review:															
CMSA 1922 Dallas-FW	39	66.10	19.45	28.21	17.49	28.21	22.29	23.08	40.77	20.51	10.08	15.23	20.71	53.98	
CMSA 3362 Houston-G-B	13	22.03	22.18	0.00	16.50	0.00	20.35	15.38	40.97	84.62	11.34	16.57	21.17	50.93	
MSA 2320 El Paso	3	5.08	22.95	0.00	16.77	0.00	19.21	33.33	41.08	66.67	13.60	20.04	25.99	40.37	
Limited Review:															
MSA 0640 Austin-SM	3	5.08	19.79	0.00	16.95	0.00	22.35	0.00	40.91	100.00	9.87	18.46	22.57	49.11	
MSA 1240 Brownsville-H-SB	0	0.00	28.01	0.00	17.77	0.00	16.49	0.00	37.73	0.00	12.56	20.29	20.29	46.86	
MSA 4880 McAllen-Edin	0	0.00	22.78	0.00	15.69	0.00	16.01	0.00	45.52	0.00	12.69	21.35	21.54	44.42	
MSA 7240 San Antonio	1	1.69	22.65	0.00	17.02	0.00	20.05	0.00	40.29	0.00	12.92	19.26	20.16	47.66	

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 1.69% of loans originated and purchased by the bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE		Geography: TEXAS				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Refis		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data*				
	#	% of Total**	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	% Families ***	% Bank Loans****	Low	Mod	Mid
Full Review:															
CMSA 1922 Dallas-FW	10,925	38.88	19.45	3.56	17.49	11.47	22.29	19.37	40.77	65.61	6.40	14.56	22.53	56.51	
CMSA 3362 Houston-G-B	9,736	34.65	22.18	2.88	16.50	9.31	20.35	19.52	40.97	68.29	5.46	14.71	23.04	56.79	
MSA 2320 El Paso	659	2.35	22.95	2.06	16.77	6.86	19.21	14.19	41.08	76.89	5.94	12.30	22.30	59.47	
Limited Review:															
MSA 0640 Austin-SM	3,297	11.73	19.79	4.48	16.95	12.48	22.35	22.97	40.91	60.07	5.29	15.24	24.37	55.10	
MSA 1240 Brownsville-H-SB	52	0.19	28.01	2.33	17.77	2.33	16.49	11.63	37.73	83.72	3.55	13.51	18.84	64.10	
MSA 4880 McAllen-Edin	149	0.53	22.78	0.83	15.69	2.50	16.01	15.00	45.52	81.67	2.50	10.00	15.69	71.81	
MSA 7240 San Antonio	3,280	11.67	22.65	1.08	17.02	5.99	20.05	13.70	40.29	79.23	5.86	13.58	20.13	60.42	

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 24.81% of loans originated and purchased by the bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: TEXAS			Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002				
Metropolitan Area/ Assessment Area	Total Loans		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Aggregate Lending Data*	
	#	% of Total**	% of Businesses***	% Bank Loans****	\$100,000 or less	> \$100,000 to \$250,000	> \$250,000 to \$1,000,000	All	Revenues \$1 Million or Less
Full Review:									
CMSA 1922 Dallas-FW	8,620	30.00	85.24	49.62	91.31	5.20	3.49	113,346	47,879
CMSA 3362 Houston-G-B	13,794	48.00	85.20	57.09	91.62	5.13	3.25	103,101	42,857
MSA 2320 El Paso	1,619	5.63	87.35	60.78	85.55	7.41	7.04	10,998	3,795
Limited Review:									
MSA 0640 Austin-SM	2,039	7.10	87.04	49.83	90.58	5.39	4.02	28,469	12,099
MSA 1240 Brownsville-H-SB	450	1.57	86.57	62.67	89.11	7.56	3.33	6,070	3,020
MSA 4880 McAllen-Edin	705	2.45	87.13	61.99	91.91	5.53	2.55	10,628	5,210
MSA 7240 San Antonio	1,508	5.25	87.72	45.09	88.99	5.70	5.31	28,856	10,469

* Based on 2001 Peer Small Business Data: U.S. and Puerto Rico.

** Small loans to businesses originated and purchased in the metropolitan area/assessment area 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 Dun & Bradstreet - 2001).

**** 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 19.70% 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 ("SF")		Geography: TEXAS			Evaluation Period: JANUARY 1, 2001 TO DECEMBER 31, 2002				
Metropolitan Area/ Assessment Area	Total SF Loans		Farms With Revenues of \$1 million or less		Loans by Original Amount Regardless of Farm Size			Aggregate Lending Data*	
	#	% of Total**	% of Farms***	% Bank Loans****	\$100,000 or less	> \$100,000 to \$250,000	> \$250,000 to \$1,000,000	All	Revenues \$1 Million or Less
Full Review:									
CMSA 1922 Dallas-FW	0	0.00	89.63	0.00	0.00	0.00	0.00	319	213
CMSA 3362 Houston-G-B	2	33.33	89.96	50.00	100.00	0.00	0.00	291	227
MSA 2320 El Paso	3	50.00	84.16	100.00	100.00	0.00	0.00	30	18
Limited Review:									
MSA 0640 Austin-SM	0	0.00	91.16	0.00	0.00	0.00	0.00	101	81
MSA 1240 Brownsville-H-SB	0	0.00	92.31	0.00	0.00	0.00	0.00	255	215
MSA 4880 McAllen-Edin	0	0.00	80.98	0.00	0.00	0.00	0.00	281	185
MSA 7240 San Antonio	1	16.67	90.75	100.00	0.00	0.00	100.00	147	51

* Based on 2001 Peer Small Business Data: U.S. and Puerto Rico.

** Small loans to farms originated and purchased in the metropolitan area/assessment area 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 Dun & Bradstreet - 2001).

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

Table 14. Qualified Investments

QUALIFIED INVESTMENTS									
Geography: TEXAS									
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	% of Total	#	\$(000s)
Full Review:									
CMSA 1922 Dallas-FW	6	20,728	4	203	10	20,931	12.98	1	563
CMSA 3362 Houston-G-B	0	0	18	1,880	18	1,880	1.17	0	0
MSA 2320 El Paso	0	0	9	199	9	199	.12	0	0
Limited Review:									
MSA 0640 Austin-SM	0	0	4	100	4	100	.06	0	0
MSA 1240 Brownsville-H-SB	1	300	0	0	1	300	.19	0	0
MSA 4880 McAllen-Edin	0	0	0	0	0	0	0	0	0
MSA 7240 San Antonio	1	225	0	0	1	225	.14	0	0
Statewide Investments	22	42,253	103	95,369	125	137,622	85.34	2	3,605

* "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 Geography: TEXAS																	
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002																	
Metropolitan Area/ Assessment Area	Deposits % of Rated Area Deposits in AA	Branches						Branch Openings/Closings						Population			
		# 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	Upper			Low	Mod	Mid	Upper	Low	Mod	Mid	Upper
Full Review:																	
CMSA 1922 Dallas-FW*	15.13	36	30	8.34	16.67	22.22	52.78	0	1	0	0	0	- 1	7.37	23.88	37.30	31.43
CMSA 3362 Houston-G-B	74.28	49	42	4.08	20.41	28.57	46.94	2	3	0	0	0	- 1	8.05	26.66	33.55	31.75
MSA 2320 El Paso	2.95	8	7	12.50	25.00	25.00	37.50	0	0	0	0	0	0	5.68	28.14	37.12	29.06
Limited Review:																	
MSA 0640 Austin-SM	3.10	17	15	0.00	11.76	35.29	52.94	2	1	0	0	1	0	7.35	25.77	36.67	30.04
MSA 1240 Brownsville-H-SB	1.00	2	2	0.00	50.00	0.00	50.00	0	0	0	0	0	0	2.65	50.63	28.04	18.69
MSA 4880 McAllen-Edin	1.97	2	2	0.00	50.00	0.00	50.00	0	0	0	0	0	0	0.00	24.51	42.71	32.78
MSA 7240 San Antonio	1.59	4	3	0.00	25.00	50.00	25.00	0	0	0	0	0	0	7.86	29.23	33.63	29.28

* Low-income branches include 1 branch located in a no-income-reported tract.

** Openings include 1 relocation in MSA 0640 and 1 in CMSA 3362

*** Branch closings include 1 relocation in PMSA 0640 and 2 in PMSA 3360. Branch closings also include 1 consolidation in CMSA 3362 and 1 in CMSA 1922.

Table 1. Lending Volume

LENDING VOLUME												
Geography: NEW YORK STATE												
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002												
Metropolitan Area/ Assessment Area	% 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***
		#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	#	\$(000s)	
Full Review:												
MSA 6840 Rochester	46.97	1,715	171,738	3,230	171,045	0	0	16	8,955	4,961	351,738	62.93
MSA 8160 Syracuse	28.80	1,173	100,769	1,865	99,702	0	0	4	500	3,042	200,971	13.15
Limited Review:												
MSA 0960 Binghamton	1.95	120	7,907	86	3,130	0	0	0	0	206	11,037	0.00
MSA 0160 Albany-S-Troy	7.58	458	44,188	339	44,751	0	0	4	9,306	801	98,245	0.86
MSA 1280 Buffalo-NF	11.80	844	67,475	401	38,243	0	0	1	1,400	1,246	107,118	14.38
MSA 2335 Elmira	0.50	36	2,233	17	2,701	0	0	0	0	53	4,934	3.96
MSA 8680 Utica-Rome	2.40	208	12,885	46	2,380	0	0	0	0	254	15,265	4.71

* Loan data as of December 31, 2002. Rated area refers to either the state or multistate metropolitan area rating area.

** The evaluation period for community development loans is from January 1, 2001, to December 31, 2002.

*** Deposit data as of June 30, 2002. Rated area refers to the state, multistate metropolitan area or institution, as appropriate.

Table 2. Geographic Distribution of Home Purchase Loans

Geographic Distribution: HOME PURCHASE														
Geography: NEW YORK STATE														
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002														
Metropolitan Area/ Assessment Area	Total HP Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income*			
	#	% of Total**	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	% Owner-Occupied Units***	% Bank Loans	Low	Mod	Mid	Upper
Full Review:														
MSA 6840 Rochester	1,045	36.22	3.25	1.72	9.42	12.44	54.09	51.58	33.25	34.16	1.67	9.05	52.05	37.22
MSA 8160 Syracuse	804	27.87	1.57	1.99	9.55	10.70	58.10	50.00	30.79	37.31	0.92	7.43	52.72	38.92
Limited Review:														
MSA 0960 Binghamton	50	1.73	0.46	0.00	11.97	6.00	58.27	72.00	29.31	22.00	0.26	11.76	54.39	33.59
MSA 0160 Albany-S-Troy	275	9.53	1.35	0.36	10.21	14.18	56.60	58.18	31.84	27.27	0.94	9.21	55.75	34.09
MSA 1280 Buffalo-NF	535	18.54	3.79	0.56	12.87	12.15	50.84	56.64	32.50	30.65	1.49	8.16	48.77	41.58
MSA 2335 Elmira	23	0.80	0.49	0.00	6.43	8.70	67.64	78.26	25.44	13.04	0.18	6.95	64.52	28.35
MSA 8680 Utica-Rome	153	5.30	0.30	0.00	9.97	5.23	56.09	64.05	33.64	30.72	0.15	7.14	55.87	36.61

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. & Puerto Rico.

** Home purchase loans originated and purchased in the metropolitan area/assessment area 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: NEW YORK STATE				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Home Improve Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income*				
	#	% of Total**	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	Low	Mod	Mid	Upper	
Full Review:															
MSA 6840 Rochester	1	7.69	3.25	0.00	9.42	0.00	54.09	100.00	33.25	0.00	3.45	9.87	57.92	28.72	
MSA 8160 Syracuse	4	30.77	1.57	0.00	9.55	0.00	58.10	75.00	30.79	25.00	1.18	9.61	59.38	29.83	
Limited Review:															
MSA 0960 Binghamton	3	23.08	0.46	0.00	11.97	0.00	58.27	33.33	29.31	66.67	1.09	10.71	58.13	30.06	
MSA 0160 Albany-S-Troy	0	0.00	1.35	0.00	10.21	0.00	56.60	0.00	31.84	0.00	1.27	10.59	57.72	30.41	
MSA 1280 Buffalo-NF	4	30.77	3.79	25.00	12.87	0.00	50.84	25.00	32.50	50.00	4.95	12.30	53.86	28.88	
MSA 2335 Elmira	1	7.69	0.49	0.00	6.43	0.00	67.64	0.00	25.44	100.00	0.43	6.82	73.77	18.76	
MSA 8680 Utica-Rome	0	0.00	0.30	0.00	9.97	0.00	56.09	0.00	33.64	0.00	0.64	10.67	60.30	28.39	

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: Northeast Region.

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

*** Percentage of owner-occupied units is 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.

Table 4. Geographic Distribution of Home Mortgage Refinance Loans

Geographic Distribution: HOME MORTGAGE REFINANCE		Geography: NEW YORK STATE				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Refinancings		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income*				
	#	% of Total**	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	% Owner- Occupied Units***	% Bank Loans	Low	Mod	Mid	Upper	
Full Review:															
MSA 6840 Rochester	666	40.34	3.25	3.00	9.42	6.91	54.09	51.80	33.25	38.29	1.67	5.40	51.92	41.01	
MSA 8160 Syracuse	365	22.11	1.57	0.55	9.55	5.75	58.10	50.68	30.79	43.01	0.88	6.98	52.77	39.36	
Limited Review:															
MSA 0960 Binghamton	67	4.06	0.46	2.99	11.97	13.43	58.27	56.72	29.31	26.87	0.35	9.44	57.75	32.46	
MSA 0160 Albany-S-Troy	183	11.08	1.35	1.64	10.21	13.66	56.60	54.64	31.84	30.05	0.80	7.16	56.14	35.90	
MSA 1280 Buffalo-NF	303	18.35	3.79	1.98	12.87	12.54	50.84	50.83	32.50	34.65	2.66	8.99	46.35	41.99	
MSA 2335 Elmira	12	0.73	0.49	0.00	6.43	16.67	67.64	50.00	25.44	33.33	0.07	7.38	60.86	31.69	
MSA 8680 Utica-Rome	55	3.33	0.30	0.00	9.97	7.27	56.09	52.73	33.64	40.00	0.23	6.55	52.79	40.36	

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

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

*** Percentage of owner-occupied units is 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.

Table 5. Geographic Distribution of Multifamily Loans

Geographic Distribution: MULTIFAMILY ("MF")		Geography: NEW YORK STATE		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002										
Metropolitan Area/ Assessment Area	Total MF Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate HMDA Lending (%) By Tract Income*			
	#	% of Total**	% of Multifamily Units***	% Bank Loans	% Multifamily Units***	% Bank Loans	% Multifamily Units***	% Bank Loans	% Multifamily Units***	% Bank Loans	Low	Mod	Mid	Upper
Full Review:														
MSA 6840 Rochester	3	60.00	10.63	0.00	17.23	33.33	51.21	33.33	20.83	33.33	9.26	25.93	57.41	7.41
MSA 8160 Syracuse	0	0.00	20.77	0.00	27.76	0.00	33.56	0.00	17.91	0.00	3.13	31.25	50.00	15.63
Limited Review:														
MSA 8680 Utica-Rome	0	0.00	10.48	0.00	39.53	0.00	33.22	0.00	16.77	0.00	16.67	0.00	83.33	0.00
MSA 2335 Elmira	0	0.00	15.83	0.00	29.96	0.00	47.63	0.00	6.58	0.00	0.00	0.00	57.14	42.86
MSA 1280 Buffalo-NF	2	40.00	15.41	0.00	12.93	0.00	40.16	100.00	31.46	0.00	1.54	12.31	55.38	30.77
MSA 0160 Albany-S-Troy	0	0.00	11.19	0.00	18.82	0.00	49.35	0.00	20.65	0.00	3.57	17.86	50.00	28.57
MSA 0960 Binghamton	0	0.00	16.92	0.00	28.40	0.00	40.06	0.00	14.62	0.00	0.00	20.00	60.00	20.00

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

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

*** Percentage of multifamily units is 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: NEW YORK STATE		Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002										
Metropolitan Area/ Assessment Area	Total Loans		Low-Income Geographies		Moderate-Income Geographies		Middle-Income Geographies		Upper-Income Geographies		Aggregate Lending (%) By Tract Income*			
	#	% of Total**	% of Businesses***	% Bank Loans	% of Businesses***	% Bank Loans	% of Businesses***	% Bank Loans	% of Businesses***	% Bank Loans	Low	Mod	Mid	Upper
Full Review:														
MSA 6840 Rochester	3,230	53.98	6.44	6.35	11.28	10.40	49.27	50.84	30.52	31.02	4.74	11.50	51.74	27.46
MSA 8160 Syracuse	1,865	31.17	8.57	10.40	13.37	12.28	51.78	46.38	26.24	30.94	7.88	11.36	52.71	23.10
Limited Review:														
MSA 0960 Binghamton	86	1.44	8.65	11.63	18.53	23.26	51.82	40.70	21.00	24.42	5.05	14.26	51.93	23.04
MSA 0160 Albany-S-Troy	339	5.67	8.87	12.09	12.58	12.09	50.47	51.33	28.09	24.48	5.59	11.02	53.18	26.06
MSA 1280 Buffalo-NF	401	6.70	5.06	4.74	13.92	20.20	45.67	32.42	34.58	41.90	5.82	13.40	43.46	33.89
MSA 2335 Elmira	17	0.28	4.26	5.88	23.32	0.00	51.83	82.35	20.57	11.76	3.17	17.55	52.36	23.40
MSA 8680 Utica-Rome	46	0.77	3.86	4.35	18.71	17.39	47.47	45.65	28.92	32.61	2.87	16.71	45.18	30.39

Note: Table does not include lending activity that may have occurred in census tracts without income designations.

* Based on 2001 Peer Small Business Data: U.S. and Puerto Rico.

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

*** Source Data - Dun & Bradstreet (2001).

Table 8. Borrower Distribution of Home Purchase Loans

Borrower Distribution: HOME PURCHASE		Geography: NEW YORK STATE					Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002							
Metropolitan Area/ Assessment Area	Total HP Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data*			
	#	% of Total**	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	Low	Mod	Mid	Upper
Full Review:														
MSA 6840 Rochester	1,045	36.22	17.92	15.98	16.66	28.53	24.16	21.47	41.25	34.02	9.24	24.42	26.37	39.97
MSA 8160 Syracuse	804	27.87	17.76	7.05	17.81	27.31	24.23	32.44	40.20	33.21	5.63	22.81	28.22	43.34
Limited Review:														
MSA 0960 Binghamton	50	1.73	17.61	12.50	19.01	33.33	23.89	29.17	39.49	25.00	7.54	22.00	27.02	43.44
MSA 0160 Albany-S-Troy	275	9.53	16.62	7.39	17.78	21.01	25.04	23.35	40.56	48.25	5.94	22.38	27.58	44.11
MSA 1280 Buffalo-NF	535	18.54	19.57	10.02	18.04	28.88	23.65	31.83	38.74	29.27	7.56	24.00	29.89	38.55
MSA 2335 Elmira	23	0.80	18.75	9.09	18.82	31.82	23.45	27.27	38.98	31.82	6.08	21.93	26.82	45.16
MSA 8680 Utica-Rome	153	5.30	17.30	9.15	18.38	21.13	23.79	42.96	40.53	26.76	5.74	22.14	28.43	43.69

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 5.65% of loans originated and purchased by bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 9. Borrower Distribution of Home Improvement Loans

Borrower Distribution: HOME IMPROVEMENT		Geography: NEW YORK STATE					Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002							
Metropolitan Area/ Assessment Area	Total HI Loans		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data*			
	#	% of Total**	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	Low	Mod	Mid	Upper
Full Review:														
MSA 6840 Rochester	1	7.69	17.92	100.00	16.66	0.00	24.16	0.00	41.25	0.00	11.04	24.48	27.57	36.91
MSA 8160 Syracuse	4	30.77	17.76	100.00	17.81	0.00	24.23	0.00	40.20	0.00	8.07	22.24	26.02	43.67
Limited Review:														
MSA 0960 Binghamton	3	23.08	17.61	0.00	19.01	0.00	23.89	100.00	39.49	0.00	10.82	20.92	27.86	40.41
MSA 0160 Albany-S-Troy	0	0.00	16.62	0.00	17.78	0.00	25.04	0.00	40.56	0.00	8.47	20.05	28.10	43.37
MSA 1280 Buffalo-NF	4	30.77	19.57	0.00	18.04	33.33	23.65	33.33	38.74	33.33	13.80	20.07	28.42	37.71
MSA 2335 Elmira	1	7.69	18.75	0.00	18.82	0.00	23.45	0.00	38.98	0.00	11.55	19.63	28.87	39.95
MSA 8680 Utica-Rome	0	0.00	17.30	0.00	18.38	0.00	23.79	0.00	40.53	0.00	8.49	19.37	29.51	42.62

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 53.85% of loans originated and purchased by the bank.

*** Percentage of families is based on the 1990 Census information.

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

Table 10. Borrower Distribution of Home Mortgage Refinance Loans

Borrower Distribution: HOME MORTGAGE REFINANCE		Geography: NEW YORK STATE				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Refinancings		Low-Income Borrowers		Moderate-Income Borrowers		Middle-Income Borrowers		Upper-Income Borrowers		Aggregate Lending Data*				
	#	% of Total**	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	% Families***	% Bank Loans****	Low	Mod	Mid
Full Review:															
MSA 6840 Rochester	666	40.34	17.92	5.17	16.66	18.27	24.16	23.80	41.25	52.77	5.49	17.97	26.84	49.69	
MSA 8160 Syracuse	365	22.11	17.76	4.27	17.81	20.64	24.23	23.84	40.20	51.25	3.99	15.39	24.58	56.03	
Limited Review:															
MSA 0960 Binghamton	67	4.06	17.61	9.68	19.01	19.35	23.89	43.55	39.49	27.42	5.72	17.48	26.01	50.79	
MSA 0160 Albany-S-Troy	183	11.08	16.62	8.59	17.78	19.63	25.04	23.93	40.56	47.85	4.40	15.91	24.91	54.77	
MSA 1280 Buffalo-NF	303	18.35	19.57	11.74	18.04	16.96	23.65	25.22	38.74	46.09	6.81	15.96	28.47	48.76	
MSA 2335 Elmira	12	0.73	18.75	9.09	18.82	36.36	23.45	36.36	38.98	18.18	5.43	14.57	26.21	53.79	
MSA 8680 Utica-Rome	55	3.33	17.30	9.52	18.38	21.43	23.79	26.19	40.53	42.86	4.04	13.05	25.37	57.54	

* Based on 2001 Peer Mortgage Data: U.S. and Puerto Rico.

** As a percentage of loans with borrower income information available. No information was available for 19.38% of loans originated and purchased by the bank.

*** Percentage of families is based on the 1990 Census information.

**** Refinancings originated and purchased in the metropolitan area/assessment area as a percentage of all refinancings originated and purchased in the rated area.

Table 11. Borrower Distribution of Small Loans to Businesses

Borrower Distribution: SMALL LOANS TO BUSINESSES		Geography: NEW YORK STATE				Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Total Loans Businesses		Businesses With Revenues of \$1 million or less		Loans by Original Amount Regardless of Business Size			Aggregate Lending Data*							
	#	% of Total**	% of Businesses***	% Bank Loans****	\$100,000 or less	> \$100,000 to \$250,000	> \$250,000 to \$1,000,000	All	Revenues \$1 Million Or Less						
Full Review:															
MSA 6840 Rochester	3,230	53.98	86.86	64.02	93.03	3.72	3.25	19,690	9,130						
MSA 8160 Syracuse	1,865	31.17	85.53	59.89	91.58	5.09	3.32	12,691	5,390						
Limited Review:															
MSA 0960 Binghamton	86	1.44	85.71	29.07	95.35	2.33	2.33	4,795	1,760						
MSA 0160 Albany-S-Troy	339	5.67	85.49	18.58	74.63	8.55	16.81	14,177	5,812						
MSA 1280 Buffalo-NF	401	6.70	83.92	35.16	82.04	5.99	11.97	16,744	6,177						
MSA 2335 Elmira	17	0.28	87.71	0.00	70.59	11.76	17.65	1,419	562						
MSA 8680 Utica-Rome	46	0.77	85.68	52.17	95.65	2.17	2.17	3,909	1,813						

* Based on 2001 Peer Small Business Data: U.S. and Puerto Rico.

** Small loans to businesses originated and purchased in the metropolitan area/assessment area 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 Dun & Bradstreet - 2001).

**** 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 13.95% of small loans to businesses originated and purchased by the bank.

Table 14. Qualified Investments

QUALIFIED INVESTMENTS									
Geography: NEW YORK STATE									
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002									
Metropolitan Area/ Assessment Area	Prior Period Investments*		Current Period Investments		Total Investments			Unfunded Commitments**	
	#	\$(000s)	#	\$(000s)	#	\$(000s)	% of Total	#	\$(000s)
Full Review:									
MSA 6840 Rochester	10	6,659	46	710	56	7,369	51.64	1	138
MSA 8160 Syracuse	0	0	23	168	23	168	1.18	0	0
Limited Review:									
MSA 0960 Binghamton	2	200	13	63	15	263	1.84	0	0
MSA 0160 Albany-S-Troy	3	456	46	312	49	768	5.38	1	68
MSA 1280 Buffalo-NF	0	0	23	106	23	106	0.74	0	0
MSA 2335 Elmira	0	0	2	6	2	6	0.04	0	0
MSA 8680 Utica-Rome	0	0	6	25	6	25	0.18	0	0
NYS Statewide/Regional	0	0	12	5,566	12	5566	39.00	0	0

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

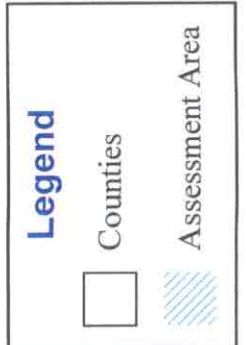
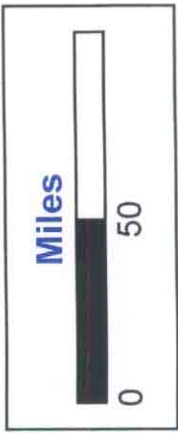
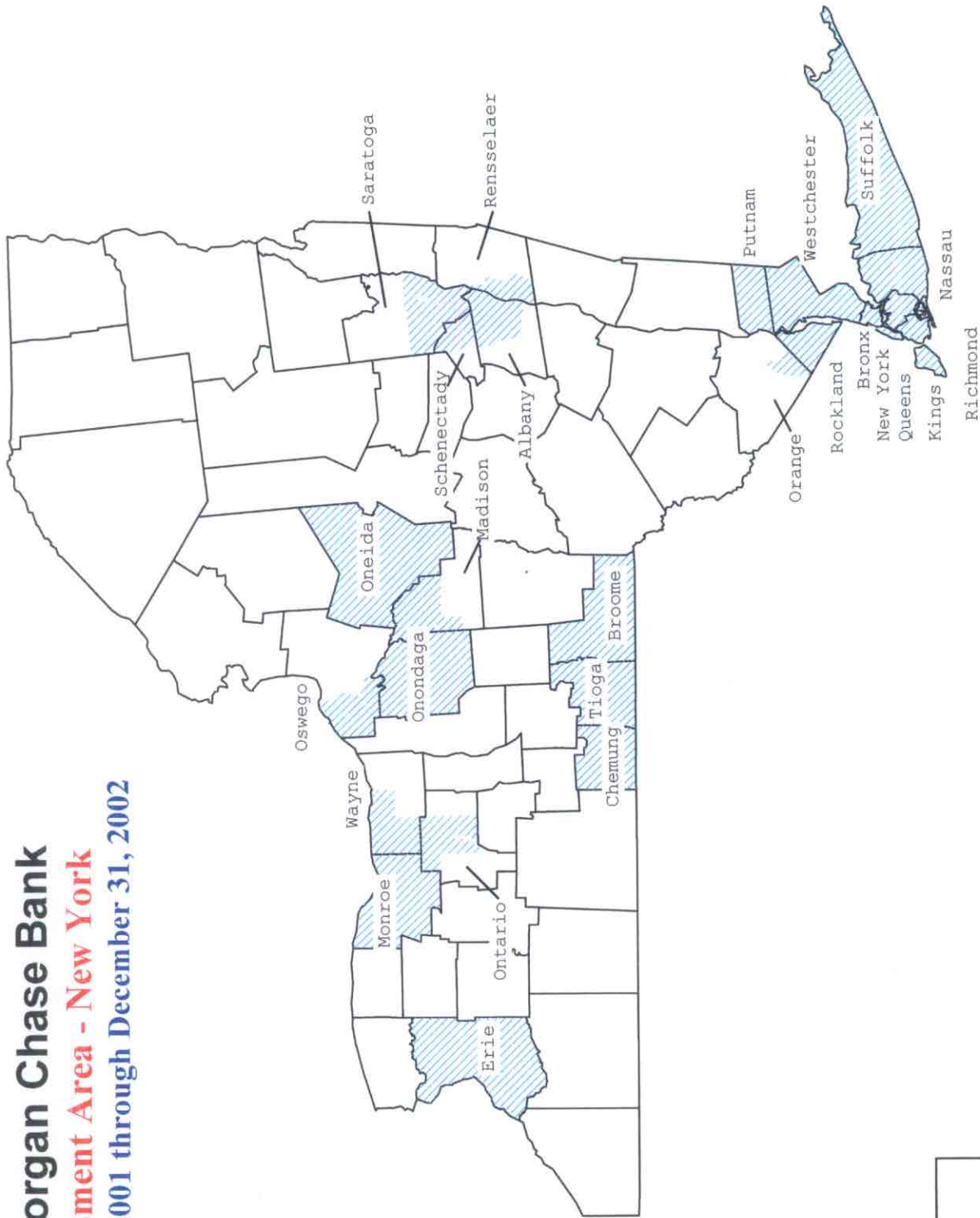
** "Unfunded Commitments" means legally binding investment commitments that are tracked and recorded by the institution's financial reporting system.

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

BRANCH DELIVERY SYSTEM AND BRANCH OPENINGS/CLOSINGS																		
Geography: NEW YORK STATE																		
Evaluation Period: JANUARY 1, 2001, TO DECEMBER 31, 2002																		
Metropolitan Area/ 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	Upper			Low	Mod	Mid	Upper	Low	Mod	Mid	Upper	
Full Review:																		
MSA 6840 Rochester	62.93	28	60	7.14	7.14	60.71	25.00	0	1	- 1	0	0	0	0	7.75	12.45	50.88	28.63
MSA 8160 Syracuse	13.15	14	30	7.14	21.43	42.86	28.57	0	1	0	0	0	- 1	7.42	14.33	52.14	26.03	
Limited Review:																		
MSA 0960 Binghamton	0.00	1	2	100	0.00	0.00	0.00	0	0	0	0	0	0	2.33	15.75	54.92	27.00	
MSA 0160 Albany-S-Troy	0.86	1	2	0.00	0.00	0.00	100	0	0	0	0	0	0	4.17	15.17	53.09	27.56	
MSA 1280 Buffalo-NF	14.38	1	2	0.00	100	0.00	0.00	0	0	0	0	0	0	7.90	16.56	46.77	28.00	
MSA 2335 Elmira	3.96	1	2	0.00	0.00	100	0.00	0	0	0	0	0	0	2.57	12.68	61.71	21.17	
MSA 8680 Utica-Rome	4.71	1	2	0.00	100	0.00	0.00	0	0	0	0	0	0	1.27	19.81	49.98	27.90	

** Closings include 1 consolidation in PMSA 6840 and 1 in PMSA 8160.

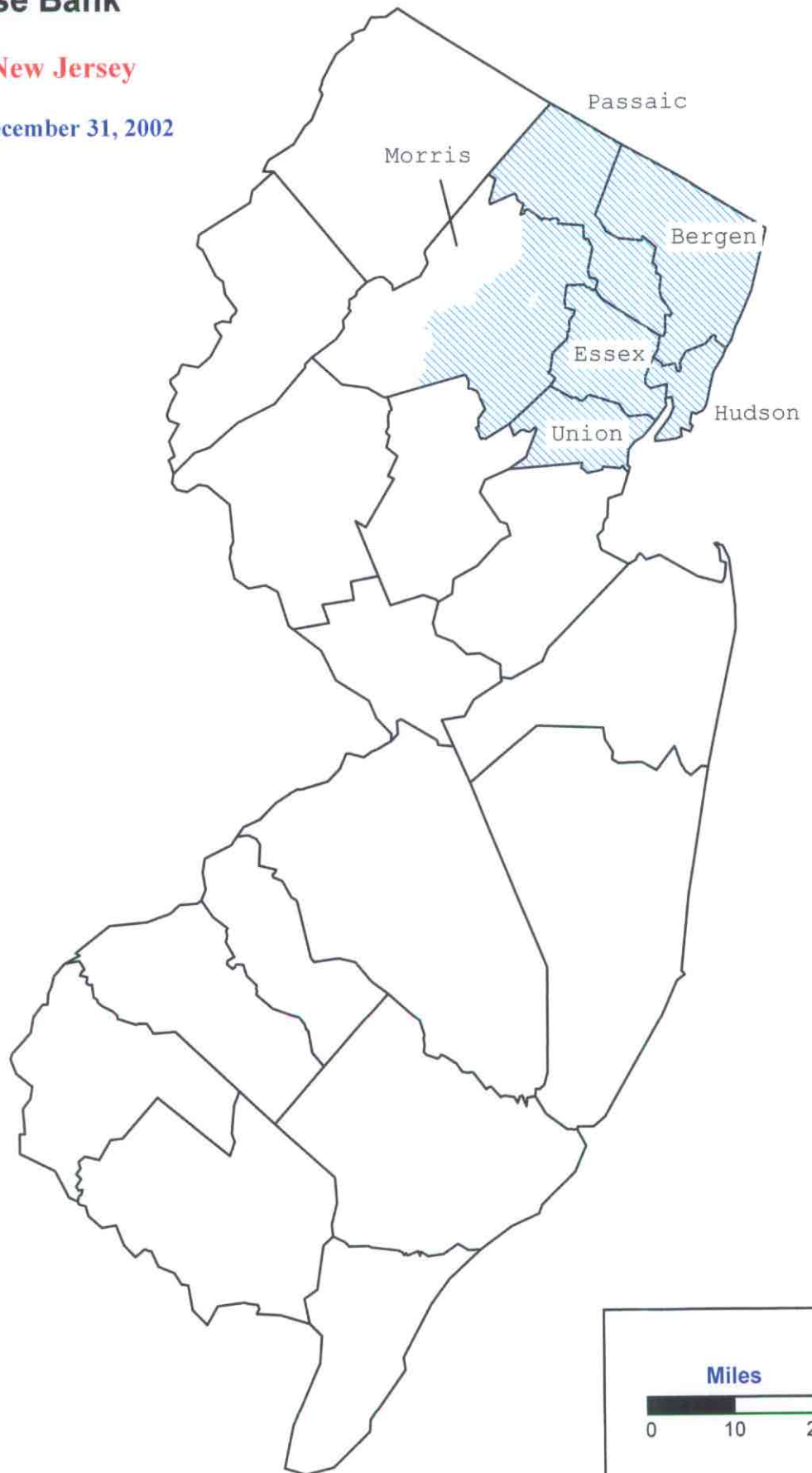
JP Morgan Chase Bank
Assessment Area - New York
 January 1, 2001 through December 31, 2002



JPMorgan Chase Bank

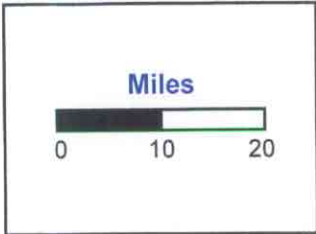
Assessment Area - New Jersey

January 1, 2001 through December 31, 2002



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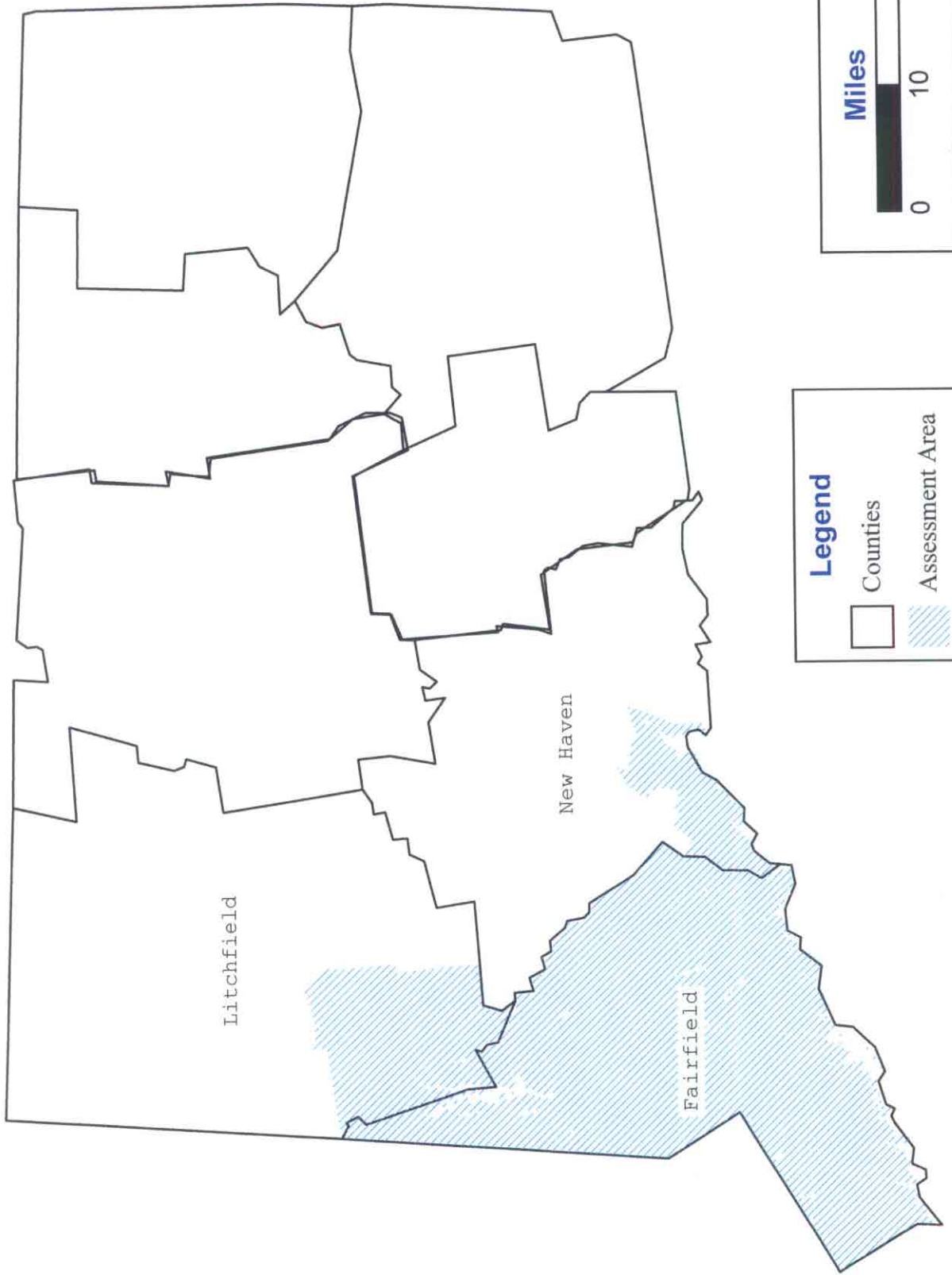
- Counties
- ▨ Assessment Area



JP Morgan Chase Bank

Assessment Area - Connecticut

January 1, 2001 through December 31, 2002



JP Morgan Chase Bank

Assessment Area - Texas

January 1, 2001 through December 31, 2002

