

CPP ANNUAL USE OF CAPITAL SURVEY - 2011



NAME OF INSTITUTION

(Include Holding Company Where Applicable)

Ojai Community Bank

Point of Contact:	Suzanne Lagos	RSSD: (For Bank Holding Companies)	n/a
UST Sequence Number:	386	Docket Number: (For Thrift Holding Companies)	n/a
CPP/CDCI Funds Received:	2,080,000	FDIC Certificate Number: (For Depository Institutions)	57850
CPP/CDCI Funds Repaid to Date:		Credit Union Charter Number: (For Credit Unions)	n/a
Date Funded (first funding):	January 30, 2009	City:	Ojai
Date Repaid ¹ :	N/A	State:	California

¹If repayment was incremental, please enter the most recent repayment date.

American taxpayers are quite interested in knowing how banks have used the money that Treasury has invested under the Capital Purchase Program (CPP) and Community Development Capital Initiative (CDCI). To answer that question, Treasury is seeking responses that describe generally how the CPP/CDCI investment has affected the operation of your business. We understand that once received, the cash associated with TARP funding is indistinguishable from other cash sources, unless the funds were segregated, and therefore it may not be feasible to identify precisely how the CPP/CDCI investment was deployed or how many CPP/CDCI dollars were allocated to each use. Nevertheless, we ask you to provide as much information as you can about how you have used the capital Treasury has provided, and how your uses of that capital have changed over time. Treasury will be pairing this survey with a summary of certain balance sheet and other financial data from your institution's regulatory filings, so to the extent you find it helpful to do so, please feel free to refer to your institution's quarterly call reports to illustrate your answers. This is your opportunity to speak to the taxpayers in your own words, which will be posted on our website.

What specific ways did your institution utilize CPP/CDCI capital? Check all that apply and elaborate as appropriate, especially if the uses have shifted over time. Your responses should reflect actions taken over the past year (or for the portion of the year in which CPP/CDCI funds were outstanding).

Increase lending or reduce lending less than otherwise would have occurred.

As in the past, the bank was able to increase lending as a result of the TARP funding with the majority of the funding shifting to commercial real estate loans. TARP related loans for 2011 totaled over \$2.5 million.

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To the extent the funds supported increased lending, please describe the major type of loans, if possible (residential mortgage loans, commercial mortgage loans, small business loans, etc.).

The TARP funds were instrumental in supporting the greatest increase to our commercial real estate category, with total commercial real estate funding of \$2.2 million.

Increase securities purchased (ABS, MBS, etc.).

Make other investments.

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Increase reserves for non-performing assets.

The bank was able to reserve an additional \$490,000 without reducing our Tier 1 capital to average assets ratio below our mandated level.

Reduce borrowings.

Increase charge-offs.

The bank was able to charge off \$80,000 related to loans that were modified as troubled debt restructurings during the year.

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Purchase another financial institution or purchase assets from another financial institution.

Empty response area for the first question.

Held as non-leveraged increase to total capital.

Empty response area for the second question.

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What actions were you able to avoid because of the capital infusion of CPP/CDCI funds?

The TARP funds remain a necessary component in remaining at the bank's required capital ratios as mandated by our regulators. The funds enable us to avoid regulatory action specific to our capital ratios.

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What actions were you able to take that you may not have taken without the capital infusion of CPP/CDCI funds?

The bank was able to work with customers that, in the past, would have faced foreclosure; payments were restructured for our customers. The restructures included reducing principal and also reducing monthly payments.

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Please describe any other actions that you were able to undertake with the capital infusion of CPP/CDCI funds.

None