

HARRIS PREFERRED CAPITAL CORP
Form 10-K
March 31, 2011

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 10-K

ANNUAL REPORT UNDER SECTION 13 OR 15(d)
OF THE SECURITIES EXCHANGE ACT OF 1934
For the fiscal year ended December 31, 2010

Commission file number 1-13805
Harris Preferred Capital Corporation
(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation or organization)

36-4183096
(I.R.S. Employer
Identification No.)

111 West Monroe Street, Chicago, Illinois
(Address of principal executive offices)

60603
(Zip Code)

Registrant's telephone number, including area code:
(312) 461-2121

Securities registered pursuant to Section 12(b) of the Act:

Title of Each Class	Name of Each Exchange on Which Registered
73/8% Noncumulative Exchangeable Preferred Stock, Series A, par value \$1.00 per share	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act:
None

Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes No

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act. Yes No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes No

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Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes No

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K (229.405 of this chapter) is not contained herein, and will not be contained to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K.

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of large accelerated filer, accelerated filer and smaller reporting company in Rule 12b-2 of the Exchange Act. (Check one):

Large accelerated filer Accelerated filer Non-accelerated filer Smaller reporting company
(Do not check if a smaller reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes No

The number of shares of Common Stock, \$1.00 par value, outstanding on March 31, 2011 was 1,180. No common equity is held by nonaffiliates.

Harris Preferred Capital Corporation

TABLE OF CONTENTS

Part I

<u>Item 1.</u>	<u>Business</u>	2
<u>Item 1A.</u>	<u>Risk Factors</u>	7
<u>Item 1B.</u>	<u>Unresolved Staff Comments</u>	13
<u>Item 2.</u>	<u>Properties</u>	13
<u>Item 3.</u>	<u>Legal Proceedings</u>	13
<u>Item 4.</u>	<u>Reserved</u>	14

Part II

<u>Item 5.</u>	<u>Market for the Registrant's Common Equity, Related Stockholder Matters and Issuer Purchases of Equity Securities</u>	14
<u>Item 6.</u>	<u>Selected Financial Data</u>	15
<u>Item 7.</u>	<u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u>	16
<u>Item 7A.</u>	<u>Quantitative and Qualitative Disclosures About Market Risk</u>	19
<u>Item 8.</u>	<u>Financial Statements and Supplementary Data</u>	20
<u>Item 9.</u>	<u>Changes in and Disagreements with Accountants on Accounting and Financial Disclosure</u>	20
<u>Item 9A.</u>	<u>Controls and Procedures</u>	20
<u>Item 9B.</u>	<u>Other Information</u>	21

Part III

<u>Item 10.</u>	<u>Directors, Executive Officers and Corporate Governance</u>	21
<u>Item 11.</u>	<u>Executive Compensation</u>	24
<u>Item 12.</u>	<u>Security Ownership of Certain Beneficial Owners and Management and Related Stockholder Matters</u>	24
<u>Item 13.</u>	<u>Certain Relationships and Related Transactions, and Director Independence</u>	24
<u>Item 14.</u>	<u>Principal Accounting Fees and Services</u>	25

Part IV

<u>Item 15</u>	<u>Exhibits, Financial Statement Schedules.</u>	25
	(a) Exhibits	
	24 Power of Attorney	
	31.1 Certification of Pamela C. Piarowski pursuant to Rule 13a-14(a)	
	31.2 Certification of Paul R. Skubic pursuant to Rule 13a-14(a)	
	32.1 Certification pursuant to 18 U.S.C. Section 1350.	
	(b) Reports on Form 8-K	
	None	

<u>Signatures</u>		28
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PART I

Forward-Looking Information

This Annual Report on Form 10-K (Report) of Harris Preferred Capital Corporation (the Company) includes certain forward-looking statements, within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including (without limitation) statements with respect to the Company s expectations, intentions, beliefs or strategies regarding the future. Forward-looking statements include the Company s statements regarding tax treatment as a real estate investment trust, liquidity, provision for loan losses, capital resources and investment activities. In addition, in those and other portions of this document, the words anticipate, believe, estimate, expect, intend and other similar expressions, as they relate to Company or the Company s management, are intended to identify forward-looking statements. Such statements reflect the current views of the Company with respect to future events and are subject to certain risks, uncertainties and assumptions. It is important to note that the Company s actual results could differ materially from those described herein as anticipated, believed, estimated or expected. Among the factors that could cause the results to differ materially are the risks discussed in Risk Factors below (Item 1A of this Report). The Company assumes no obligation to update any such forward-looking statements.

ITEM 1. BUSINESS

General

Harris Preferred Capital Corporation is a Maryland corporation incorporated on September 24, 1997 pursuant to the Maryland General Corporation Law. The Company s principal business objective is to acquire, hold, finance and manage qualifying real estate investment trust (REIT) assets (the Mortgage Assets), consisting of mortgage-backed securities, notes issued by Harris N.A. (the Bank) secured by Securing Mortgage Loans (defined below) and other obligations secured by real property, as well as certain other qualifying REIT assets. The Company s assets are held in a Maryland real estate investment trust subsidiary, Harris Preferred Capital Trust. The Company has elected to be treated as a REIT under the Internal Revenue Code of 1986 (the Code), and will generally not be subject to federal income tax if it distributes 90% of its adjusted REIT ordinary taxable income and meets all of the qualifications necessary to be a REIT. All of the shares of the Company s common stock, par value \$1.00 per share (the Common Stock), are owned by Harris Capital Holdings, Inc. (HCH), a wholly owned subsidiary of the Bank. The Company was formed by the Bank to provide investors with the opportunity to invest in residential mortgages and other real estate assets and to provide the Bank with a cost-effective means of raising capital for federal regulatory purposes. Beginning January 1, 2009, Illinois requires a captive REIT to increase its state taxable income by the amount of dividends paid. Under this law, a captive REIT includes a REIT of which 50% of the voting power or value of the beneficial interest or shares is owned by a single person. Management believes that the Company is classified as a captive REIT under Illinois law, in light of the fact that (1) all of the Common Stock are held by HCH, a wholly owned subsidiary of the Bank, (2) the Common Stock represent more than 50% of the voting power of the Company s equity securities and (3) the Common Stock is not listed for trading on an exchange. The 2010 Illinois statutory tax rate was 7.3% and the 2011 tax rate will be 9.5%. Management believes that the state tax expense to be incurred by the Company in future years should not have a material adverse effect upon the Company s ability to declare and pay future dividends on the Preferred Shares (as defined below). This belief is based upon the ownership interest of the Company, whereby any tax expense incurred is expected to primarily reduce the net earnings available to the holder of our Common Stock.

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On February 11, 1998, the Company, through a public offering (the Offering), issued 10,000,000 shares of its 73/8% Noncumulative Exchangeable Preferred Stock, Series A (the Preferred Shares), \$1.00 par value. The Offering raised \$250 million less \$7.9 million of underwriting fees. The Preferred Shares are traded on the New York Stock Exchange under the symbol HBC Pr A . Holders of Preferred Shares are entitled to receive, if declared by the Company s Board of Directors, noncumulative dividends at a rate of 73/8% per annum of the \$25 per share liquidation preference (an amount equivalent to \$1.8438 per share per annum). Dividends on the Preferred Shares, if authorized and declared, are payable quarterly in arrears on March 30, June 30, September 30 and December 30 of each year, provided that, if any interest payment date on the Preferred Shares (Interest Payment Date) would otherwise fall on a day that is not a Business Day the Interest Payment Date will be on the following Business Day.

The Preferred Shares may be redeemed for cash at the option of the Company, in whole or in part, at any time and from time to time, at the liquidation preference thereof, plus the quarterly accrued and unpaid dividends, if any, thereon. The Company may not redeem the Preferred Shares without prior approval from the Office of the Comptroller of the Currency (the OCC) or the appropriate successor or other federal regulatory agency.

Each Preferred Share will be automatically exchanged (the Automatic Exchange) for one newly issued preferred share of the Bank (Bank Preferred Share) in the event (i) the Bank becomes less than adequately capitalized under regulations established pursuant to the Federal Deposit Insurance Corporation Improvement Act of 1991, as amended, (ii) the Bank is placed into conservatorship or receivership, (iii) the OCC directs such exchange in writing because, in its sole discretion and even if the Bank is not less than adequately capitalized, the OCC anticipates that the Bank may become less than adequately capitalized in the near term, or (iv) the OCC in its sole discretion directs in writing an exchange in the event that the Bank has a Tier 1 risk-based capital ratio of less than 5% (each an Exchange Event). As a result of an Exchange Event, the Bank Preferred Shares would constitute a new series of preferred shares of the Bank, would have the same dividend rights, liquidation preference, redemption options and other attributes as the Preferred Shares, except that the Bank Preferred Shares would not be listed on the New York Stock Exchange and would rank *pari passu* in terms of cash dividend payments and liquidation preference with any outstanding shares of preferred stock of the Bank.

Concurrent with the issuance of the Preferred Shares, the Bank contributed additional capital of \$241 million, net of acquisition costs, to the Company. The Company and the Bank undertook the Offering for two principal reasons: (i) the qualification of the Preferred Shares as Tier 1 capital of the Bank for U.S. banking regulatory purposes under relevant regulatory capital guidelines, as a result of the treatment of the Preferred Shares as a minority interest in a consolidated subsidiary of the Bank, and (ii) lack of federal income tax on the Company's earnings used to pay the dividends on the Preferred Shares, as a result of the Company's qualification as a REIT. On December 30, 1998, the Bank contributed the Common Stock of the Company to HCH, a newly-formed and wholly-owned subsidiary of the Bank. The Bank is an indirect wholly-owned U.S. subsidiary of Bank of Montreal (BMO). The Bank is required to maintain direct or indirect ownership of at least 80% of the outstanding Common Stock of the Company for as long as any Preferred Shares are outstanding.

The Company used the Offering proceeds and the additional capital contributed by the Bank to purchase \$356 million of notes (the Notes) from the Bank and \$135 million of mortgage-backed securities at their estimated fair value. The Notes are obligations issued by the Bank that are recourse only to the underlying mortgage loans (the Securing Mortgage Loans) and were acquired pursuant to the terms of a loan agreement with the Bank. The principal amount of the Notes equals approximately 80% of the principal amounts of the Securing Mortgage Loans.

On March 4, 2009, the Company amended its Articles of Incorporation to increase the number of authorized shares of Common Stock from 1,000 shares to 5,000 shares. On March 5, 2009, the Company entered into a contribution agreement with HCH pursuant to which the Company agreed to issue and sell 180 shares of Common Stock to HCH for a purchase price of \$444,444.44 per share, or \$80,000,000 in cash. HCH acquired the shares on March 5, 2009 and continues to own 100% of the shares of the Common Stock. The Company utilized proceeds from the Common Stock issuance to acquire assets in a manner consistent with Company investment guidelines.

Business

The Company was formed for the purpose of raising capital for the Bank. One of the Company's principal business objectives is to acquire, hold, finance and manage Mortgage Assets. These Mortgage Assets generate interest income for distribution to stockholders. A portion of the Mortgage Assets of the Company consists of Notes issued by the Bank that are recourse only to Securing Mortgage Loans that are secured by real property. The Notes mature on October 1, 2027 and pay interest at 6.4% per annum. Payments of interest are made to the Company from payments

made on the Securing Mortgage Loans. Pursuant to an agreement between the Company and the Bank, the Company, through the Bank as agent, receives all scheduled payments made on the Securing Mortgage Loans, retains a portion of any such payments equal to the amount due on the Notes and remits the balance, if any, to the Bank. The Company also retains approximately 80% of any prepayments of principal in respect of the Securing Mortgage Loans and applies such amounts as a prepayment on the Notes. The Company has a security interest in the

real property securing the Securing Mortgage Loans and will be entitled to enforce payment on the loans in its own name if a mortgagor should default. In the event of such default, the Company would have the same rights as the original mortgagee to foreclose the mortgaged property and satisfy the obligations of the Bank out of the proceeds.

The Company may from time to time acquire fixed-rate or variable-rate mortgage-backed securities representing interests in pools of mortgage loans. The Bank may have originated a portion of any such mortgage-backed securities by exchanging pools of mortgage loans for the mortgage-backed securities. The mortgage loans underlying the mortgage-backed securities will be secured by single-family residential properties located throughout the United States. The Company intends to acquire only investment grade mortgage-backed securities issued by agencies of the federal government or government sponsored agencies, such as the Federal Home Loan Mortgage Corporation (FHLMC), the Federal National Mortgage Association (Fannie Mae) and the Government National Mortgage Association (GNMA). The Company does not intend to acquire any interest-only, principal-only or similar speculative mortgage-backed securities. All mortgage back securities at December 31, 2010 and 2009 were all government secured securities.

The Bank may from time to time acquire or originate both conforming and nonconforming residential mortgage loans. Conventional conforming residential mortgage loans comply with the requirements for inclusion in a loan guarantee program sponsored by either FHLMC or Fannie Mae. Nonconforming residential mortgage loans are residential mortgage loans that do not qualify in one or more respects for purchase by Fannie Mae or FHLMC under their standard programs. The nonconforming residential mortgage loans that the Company purchases will be nonconforming because they have original principal balances which exceed the limits for FHLMC or Fannie Mae under their standard programs. The Company believes that all residential mortgage loans will meet the requirements for sale to national private mortgage conduit programs or other investors in the secondary mortgage market. As of December 31, 2010 and 2009 and for each of the years then ended, the Company did not directly hold any residential mortgage loans.

The Company may from time to time acquire commercial mortgage loans secured by industrial and warehouse properties, recreational facilities, office buildings, retail space and shopping malls, hotels and motels, hospitals, nursing homes or senior living centers. The Company's current policy is not to acquire any interest in a commercial mortgage loan if commercial mortgage loans would constitute more than 5% of the Company's Mortgage Assets at the time of its acquisition. Unlike residential mortgage loans, commercial mortgage loans generally lack standardized terms. Commercial real estate properties themselves tend to be unique and are more difficult to value than residential real estate properties. Commercial mortgage loans may also not be fully amortizing, meaning that they may have a significant principal balance or balloon payment due on maturity. Moreover, commercial properties, particularly industrial and warehouse properties, are generally subject to relatively greater environmental risks than non-commercial properties, generally giving rise to increased costs of compliance with environmental laws and regulations. There is no requirement regarding the percentage of any commercial real estate property that must be leased at the time the Bank acquires a commercial mortgage loan secured by such commercial real estate property, and there is no requirement that commercial mortgage loans have third party guarantees. The credit quality of a commercial mortgage loan may depend on, among other factors, the existence and structure of underlying leases, the physical condition of the property (including whether any maintenance has been deferred), the creditworthiness of tenants, the historical and anticipated level of vacancies and rents on the property and on other comparable properties located in the same region, potential or existing environmental risks, the availability of credit to refinance the commercial mortgage loan at or prior to maturity and the local and regional economic climate in general. Foreclosures of defaulted commercial mortgage loans are generally subject to a number of complicated factors, including environmental considerations, which are generally not present in foreclosures of residential mortgage loans. As of December 31, 2010 and 2009 and for each of the years then ended, the Company did not hold any commercial mortgage loans.

The Company may invest in assets eligible to be held by REITs other than those described above. In addition to commercial mortgage loans and mortgage loans secured by multi-family properties, such assets could include cash, cash equivalents and securities, including shares or interests in other REITs and partnership interests. At December 31, 2010, the Company held \$24 million of short-term money market assets and \$40 million of U.S. Treasury securities. At December 31, 2009, the Company held \$22 million of short-term money market assets and \$40 million of U.S. Treasury Securities.

The Company intends to continue to acquire Mortgage Assets from the Bank and/or affiliates of the Bank on terms that are comparable to those that could be obtained by the Company if such Mortgage Assets were purchased from unrelated third parties. The Company may also from time to time acquire Mortgage Assets from unrelated third parties.

The Company intends to maintain a substantial portion of its portfolio in Bank-secured obligations and mortgage-backed securities. The Company may, however, invest in other assets eligible to be held by a REIT. The Company's current policy and the Servicing Agreement (defined below) prohibit the acquisition of any Mortgage Asset constituting an interest in a mortgage loan (other than an interest resulting from the acquisition of mortgage-backed securities), which mortgage loan (i) is delinquent (more than 30 days past due) in the payment of principal or interest at the time of proposed acquisition; (ii) is or was at any time during the preceding 12 months (a) on nonaccrual status or (b) renegotiated due to financial deterioration of the borrower; or (iii) has been, more than once during the preceding 12 months, more than 30 days past due in payment of principal or interest. Loans that are on nonaccrual status are generally loans that are past due 90 days or more in principal or interest. The Company maintains a policy of disposing of any mortgage loan which (i) falls into nonaccrual status, (ii) has to be renegotiated due to the financial deterioration of the borrower, or (iii) is more than 30 days past due in the payment of principal or interest more than once in any 12 month period. The Company may choose, at any time subsequent to its acquisition of any Mortgage Assets, to require the Bank (as part of the Servicing Agreement) to dispose of the mortgage loans for any of these reasons or for any other reason.

The Bank services the Securing Mortgage Loans and the other mortgage loans purchased by the Company on behalf of, and as agent for, the Company and is entitled to receive fees in connection with the servicing thereof pursuant to a servicing agreement (the Servicing Agreement). The Bank receives a fee equal to 0.25% per annum on the principal balances of the loans serviced. Payment of such fees is subordinate to payments of dividends on the Preferred Shares. The Servicing Agreement requires the Bank to service the loans in a manner generally consistent with accepted secondary market practices, with any servicing guidelines promulgated by the Company and, in the case of residential mortgage loans, with Fannie Mae and FHLMC guidelines and procedures. The Servicing Agreement requires the Bank to service the loans solely with a view toward the interest of the Company and without regard to the interest of the Bank or any of its affiliates. The Bank will collect and remit principal and interest payments, administer mortgage escrow accounts, submit and pursue insurance claims and initiate and supervise foreclosure proceedings on the loans it services. The Bank may, with the approval of a majority of the Company's Board of Directors, as well as a majority of the Company's Independent Directors (as defined in Item 13 (c) below), subcontract all or a portion of its obligations under the Servicing Agreement to unrelated third parties. The Bank will not, in connection with the subcontracting of any of its obligations under the Servicing Agreement, be discharged or relieved in any respect from its obligations under the Servicing Agreement. The Company may terminate the Servicing Agreement upon the occurrence of such events as they relate to the Bank's proper and timely performance of its duties and obligations under the Servicing Agreement. As long as any Preferred Shares remain outstanding, the Company may not terminate, or elect to renew, the Servicing Agreement without the approval of a majority of the Company's Independent Directors (as defined in Item 13 (c) below).

The Bank administers the day-to-day operations of the Company, pursuant to an advisory agreement (the Advisory Agreement). The Bank is responsible for (i) monitoring the credit quality of Mortgage Assets held by the Company, (ii) advising the Company with respect to the reinvestment of income from and payments on, and with respect to the acquisition, management, financing and disposition of the Mortgage Assets held by the Company, and (iii) monitoring the Company's compliance with the requirements necessary to qualify as a REIT, and other financial and tax-related matters. The Bank may from time to time subcontract all or a portion of its obligations under the Advisory Agreement to one or more of its affiliates. The Bank may, with the approval of a majority of the Company's Board of Directors, as well as a majority of the Company's Independent Directors, subcontract all or a portion of its obligations under the Advisory Agreement to unrelated third parties. The Bank will not, in connection with the subcontracting of any of its

obligations under the Advisory Agreement, be discharged or relieved in any respect from its obligations under the Advisory Agreement. The Advisory Agreement is renewed annually. The Company may terminate the Advisory Agreement at any time upon 60 days prior written notice. As long as any Preferred Shares remain outstanding, any decision by the Company either to renew the Advisory Agreement or to

terminate the Advisory Agreement must be approved by a majority of the Board of Directors, as well as by a majority of the Company's Independent Directors (as defined in Item 13 (c) below).

The Advisory Agreements in effect in 2010 and 2009 entitled the Bank to receive advisory fees of \$167 thousand and \$196 thousand, respectively. It is expected that 2011 advisory fees will be approximately \$170 thousand.

The Company may from time to time purchase additional Mortgage Assets out of proceeds received in connection with the repayment or disposition of Mortgage Assets, the issuance of additional shares of preferred stock or additional capital contributions with respect to the Common Stock. The Company may also issue additional series of preferred stock. However, pursuant to the Company's Articles of Incorporation, as amended (the Charter), the Company may not issue additional shares of preferred stock senior to the Series A preferred shares either in the payment of dividends or in the distribution of assets on liquidation without the consent of holders of at least 67% of the outstanding shares of preferred stock at that time or without approval of a majority of the Company's Independent Directors. The Company does not currently intend to issue any additional shares of preferred stock unless it simultaneously receives additional capital contributions from HCH or other affiliates sufficient to support the issuance of such additional shares of preferred stock.

Employees

As of December 31, 2010, the Company had no paid employees. All officers of the Company were employed by the Bank.

Environmental Matters

In the event that the Company is forced to foreclose on a defaulted Securing Mortgage Loan to recover its investment in such loan, the Company may be subject to environmental liabilities in connection with the underlying real property, which could exceed the value of the real property. Although the Company intends to exercise due diligence to discover potential environmental liabilities prior to the acquisition of any property through foreclosure, hazardous substances or wastes, contaminants, pollutants or sources thereof (as defined by state and federal laws and regulations) may be discovered on properties during the Company's ownership or after a sale thereof to a third party. If such hazardous substances are discovered on a property which the Company has acquired through foreclosure or otherwise, the Company may be required to remove those substances and clean up the property. There can be no assurance that in such a case the Company would not incur full recourse liability for the entire costs of any removal and clean-up, that the cost of such removal and clean-up would not exceed the value of the property or that the Company could recoup any of such costs from any third party. The Company may also be liable to tenants and other users of neighboring properties. In addition, the Company may find it difficult or impossible to sell the property prior to or following any such clean-up. The Company has not foreclosed on any Securing Mortgage Loans during 2010 and 2009.

Qualification as a REIT

The Company elected to be taxed as a REIT commencing with its taxable year ended December 31, 1998 and intends to comply with the provisions of the Code with respect thereto. The Company will not be subject to Federal income tax to the extent it distributes 90% of its adjusted REIT ordinary taxable income to stockholders and as long as certain assets, income and stock ownership tests are met. For 2010 as well as 2009, the Company met all Code requirements for a REIT, including the asset, income, stock ownership and distribution tests. Beginning January 1, 2009, the state of Illinois requires a captive REIT to increase its state taxable income by the amount of dividends paid. Under this law, a captive REIT includes a REIT of which 50% of the voting power or value of the beneficial interest or shares is owned by a single corporation. Management believes that the Company would be classified as a captive REIT under Illinois law, in light of the fact that (1) all of the outstanding Common Stock is held by HCH, a wholly owned subsidiary of

the Bank, (2) the Company's Common Stock represents more than 50% of the voting power of the Company's equity securities and (3) the Common Stock is not listed for trading on an exchange. Management believes that the state tax expense to be incurred by the Company in future years should not have a material adverse effect upon the Company's ability to declare and pay future dividends on the preferred shares. This

belief is based upon the ownership interest of the Company, whereby any tax expense incurred is expected to primarily reduce the net earnings available to the holder of our Common Stock. The Illinois statutory tax rate for 2010 was 7.3% and for 2011 will be 9.5%.

The following tables sets forth selected dividend information:

Year Ended December 31, 2010

	Dividends per share	# of Shares	Declared Date	Record Date	Paid Date	Amount in Thousands
Preferred Dividends	\$.46094	10,000,000	03/05/2010	03/15/2010	03/30/2010	\$ 4,609
	.46094	10,000,000	06/11/2010	06/15/2010	06/30/2010	4,609
	.46094	10,000,000	09/02/2010	09/15/2010	09/30/2010	4,610
	.46094	10,000,000	12/02/2010	12/15/2010	12/30/2010	4,610
						\$ 18,438

No common dividends were paid in the year ended December 31, 2010

Year Ended December 31, 2009

	Dividends per share	# of Share	Declared Date	Record Date	Paid Date	Amount in Thousands
Preferred Dividends	\$.46094	10,000,000	03/05/2009	03/15/2009	03/30/2009	\$ 4,609
	.46094	10,000,000	06/11/2009	06/15/2009	06/30/2009	4,609
	.46094	10,000,000	09/02/2009	09/15/2009	09/30/2009	4,610
	.46094	10,000,000	12/02/2009	12/15/2009	12/30/2009	4,610
						\$ 18,438
Common Stock Dividends	\$ 221	1,180	05/28/2009	06/15/2009	06/22/2009	\$ 261
	1,695	1,180	12/02/2009	12/15/2009	12/30/2009	2,000
						\$ 2,261

ITEM 1A. RISK FACTORS

Set forth below and elsewhere in this Report and in other documents filed with the SEC (including the February 5, 1998 Prospectus (the "1998 Prospectus") for the Offering (SEC File No. 333-40257)), are risks and uncertainties with respect to the Company, the Preferred Shares and the Bank. This Report contains forward-looking statements that

involve risks and uncertainties. The Company's actual results may differ significantly from the results discussed in the forward-looking statements. Factors that might cause such differences include those discussed below.

Declining interest rates will reduce earnings of the Company

The Company's income will consist primarily of interest payments on the earning assets held by it. If there is a decline in interest rates during a period of time when the Company must reinvest payments of interest and principal in respect of its earning assets, the Company may find it difficult to purchase additional earning assets that generate sufficient income to support payment of dividends on the Preferred Shares.

Because the rate at which dividends, if, when and as authorized and declared, are payable on the Preferred Shares is fixed, there can be no assurance that an interest rate environment in which there is a decline in interest rates would not adversely affect the Company's ability to pay dividends on the Preferred Shares.

Dividends may not be authorized quarterly by our Board of Directors and dividends not authorized will not be paid

Dividends on the Preferred Shares are not cumulative. Consequently, if the Board of Directors does not authorize a dividend on the Preferred Shares for any quarterly period, the holders of the Preferred Shares would not

be entitled to recover such dividend whether or not funds are or subsequently become available. Quarterly dividends may not always be paid on the Preferred Shares. The Board of Directors may determine, in its business judgment, that it would be in the best interests of the Company to pay less than the full amount of the stated dividend on the Preferred Shares or no dividend for any quarter, notwithstanding that funds are available. Factors that may be considered by the Board of Directors in making this determination are the Company's financial condition and capital needs, the impact of legislation and regulations as then in effect or as may be proposed, economic conditions, and such other factors as the Board of Directors may deem relevant. To remain qualified as a REIT, the Company must distribute annually at least 90% of its REIT taxable income (not including capital gains) to stockholders. See Tax Risks.

Dividends and operations of the Company restricted by regulation

Because the Company is a subsidiary of the Bank, bank regulatory authorities will have the right to examine the Company and its activities. Under certain circumstances, including any determination that the Bank's relationship to the Company results in an unsafe and unsound banking practice, such regulatory authorities will have the authority to restrict the ability of the Company to transfer assets, to make distributions to its stockholders (including dividends to the holders of Preferred Shares, as described below), or to redeem Preferred Shares, or even to require the Bank to sever its relationship with, or divest its ownership of, the Company. Such actions could potentially result in the Company's failure to qualify as a REIT.

Payment of dividends on the Preferred Shares could also be subject to regulatory limitations if the Bank became less than adequately capitalized for purposes of the Federal Deposit Insurance Corporation Improvement Act of 1991 (FDICIA). Less than adequately capitalized is currently defined as having (i) a total risk-based capital ratio of less than 8.0%, (ii) a Tier 1 risk-based capital ratio of less than 4.0%, or (iii) a Tier 1 leverage ratio of less than 4.0% (or 3.0% under certain circumstances not currently applicable to the Bank). At December 31, 2010, the Bank's Total risk-based capital ratio was 17.87%, Tier 1 risk-based capital ratio was 15.98% and the Tier 1 leverage ratio was 9.64%. Consequently, the Bank was categorized as well-capitalized by its regulator at December 31, 2010.

In addition, the National Bank Act requires all national banks, including the Bank, to obtain prior approval from the OCC if dividends declared by the national bank (including subsidiaries of the national bank (except for dividends paid by such subsidiary to the national bank)) in any calendar year, will exceed its net income for that year, combined with its retained income (as defined in the applicable regulations) for the preceding two years. These provisions apply to a national bank and its subsidiaries on a consolidated basis, notwithstanding the earnings of any subsidiary on a stand-alone basis. Beginning in 2009, the Bank no longer had sufficient capacity to declare and pay dividends without prior regulatory approval of the OCC. As a result, the Company, as an indirect subsidiary of the Bank, became subject to the provisions relating to dividend approval, and the Bank must receive prior approval from the OCC before the Company declares dividends on the Preferred Shares. Prior approval from the OCC was received for the dividend declaration in September and December of 2010 and the most recent dividend declaration in March 2011. The Company anticipates the need to request similar approvals from the OCC for all quarters in 2011. At this time, the Company has no reason to expect that such approvals will not be received. There is no assurance that the Bank and the Company will not be subject to the requirement to receive prior regulatory approvals for Preferred Shares dividend payments in the future or that, if required, such approvals will be obtained.

Automatic exchange for Bank Preferred Shares could occur when value of Bank Preferred Shares is impaired

An investment in the Preferred Shares involves risk with respect to the performance and capital levels of the Bank. A decline in the performance and capital levels of the Bank or the placement of the Bank into conservatorship or receivership could result in the automatic exchange of the Preferred Shares for Bank Preferred Shares, which would be an investment in the Bank and not in the Company. As a result, holders of Preferred Shares would become preferred stockholders of the Bank at a time when the Bank's financial condition was deteriorating or when the Bank had been

placed into conservatorship or receivership. If an Exchange Event occurs, the Bank would likely be unable to pay dividends on the Bank Preferred Shares.

An investment in the Bank is also subject to certain risks that are distinct from the risks associated with an investment in the Company. For example, an investment in the Bank would involve risks relating to the capital levels of, and other federal regulatory requirements applicable to, the Bank, and the performance of the Bank's loan portfolio. An investment in the Bank is also subject to the general risks inherent in equity investments in depository institutions. In the event of a liquidation of the Bank, the claims of depositors and secured, senior, general and subordinated creditors of the Bank would be entitled to a priority of payment over the claims of holders of equity interests such as the Bank Preferred Shares. As a result, if the Bank were to be placed into receivership, the holders of the Bank Preferred Shares likely would receive, if anything, substantially less than they would have received had the Preferred Shares not been exchanged for Bank Preferred Shares.

Bank Preferred Shares will not be listed on any exchange and markets may not be liquid

Although the Preferred Shares are listed on the New York Stock Exchange, the Bank does not intend to apply for listing of the Bank Preferred Shares on any national securities exchange. Consequently, there can be no assurance as to the liquidity of the trading markets for the Bank Preferred Shares, if issued, or that an active public market for the Bank Preferred Shares would develop or be maintained.

Adverse consequences of failure to qualify as a REIT

The Company intends to operate so as to qualify as a REIT under the Code. No assurance can be given that the Company will be able to continue to operate in a manner so as to qualify as a REIT. Qualification as a REIT involves the application of highly technical and complex Code provisions for which there are only limited judicial or administrative interpretations. The determination of various factual matters and circumstances, not entirely within the Company's control, may affect the Company's ability to continue to qualify as a REIT. Although the Company is not aware of any proposal in Congress to amend the tax laws in a manner that would materially and adversely affect the Company's ability to operate as a REIT, no assurance can be given that new legislation or new regulations, administrative interpretations or court decisions will not significantly change the tax laws in the future with respect to qualification as a REIT or the federal income tax consequences of such qualification.

If, in any taxable year the Company fails to qualify as a REIT, the Company would not be allowed a deduction for distributions to stockholders in computing its taxable income and would be subject to federal income tax (including any applicable alternative minimum tax) on its taxable income at regular corporate rates. As a result, the amount available for distribution to the Company's stockholders including the holders of the Preferred Shares, would be reduced for the year or years involved. In addition, unless entitled to relief under certain statutory provisions, the Company would be disqualified from treatment as a REIT for the four taxable years following the year during which qualification was lost. A failure of the Company to qualify as a REIT would not necessarily give the Company the right to redeem the Preferred Shares, nor would it give the holders of the Preferred Shares the right to have their shares redeemed. Notwithstanding that the Company currently intends to operate in a manner designed to enable it to qualify as a REIT, future economic, market, legal, tax or other considerations may cause the Company to determine that it is in the best interest of the Company and the holders of its Common Stock and Preferred Shares to revoke the REIT election. As long as any Preferred Shares are outstanding, any such determination by the Company may not be made without the approval of a majority of the Independent Directors. The tax law prohibits the Company from electing treatment as a REIT for the four taxable years following the year of such revocation.

REIT requirements with respect to stockholder distributions

To qualify as a REIT under the Code, the Company generally will be required each year to distribute as dividends to its stockholders at least 90% of its REIT taxable income (excluding capital gains). Failure to comply with this requirement would result in the Company's income being subject to tax at regular corporate rates. In addition, the

Company will be subject to a 4% nondeductible excise tax on the amount, if any, by which certain distributions considered as paid by it with respect to any calendar year are less than the sum of 85% of its ordinary income for the calendar year, 95% of its capital gains net income for the calendar year and any undistributed taxable income from prior periods. Under certain circumstances, banking regulatory authorities may restrict the ability of the Company, as a subsidiary of the Bank, to make distributions to its stockholders. Such a restriction could subject

the Company to federal income and excise tax and result in the Company's failure to meet REIT requirements with respect to stockholder distributions.

Redemption upon occurrence of a Tax Event

At any time following the occurrence of a Tax Event (as defined under "Description of Series A Preferred Shares Redemption" in the 1998 Prospectus), the Company will have the right to redeem the Preferred Shares in whole but not in part. The occurrence of a Tax Event will not, however, give the holders of the Preferred Shares any right to have such shares redeemed.

Illinois Tax Law Change

Beginning January 1, 2009, Illinois required a captive REIT to increase its state taxable income by the amount of dividends paid. Under this law, a captive REIT includes a REIT of which 50% of the voting power or value of the beneficial interest or shares is owned by a single corporation. Management believes that the Company is classified as a captive REIT under Illinois law, in light of the fact that (1) all of the outstanding Common Stock are held by HCH, a wholly owned subsidiary of the Bank, (2) the Common Stock represents more than 50% of the voting power of the Company's equity securities and (3) the Common Stock is not listed for trading on an exchange. The 2010 Illinois statutory tax rate was 7.3% and for 2011 it will be 9.5%. Management believes that the Illinois state tax expense to be incurred by the Company has not and in future years should not have a material adverse effect upon the Company's ability to declare and pay future dividends on the Preferred Shares. This belief is based upon the ownership interest of the Company, whereby any tax expense incurred is expected to primarily reduce the net earnings available to the holder of the Company's Common Stock.

Automatic exchange upon occurrence of the Exchange Event

Upon the occurrence of the Exchange Event, the outstanding Preferred Shares will be automatically exchanged on a one-for-one basis into Bank Preferred Shares. Assuming, as is anticipated to be the case, that the Bank Preferred Shares are nonvoting, the Automatic Exchange will be taxable, and each holder of Preferred Shares will have a gain or loss, as the case may be, measured by the difference between the basis of such holder in the Preferred Shares and the fair market value of the Bank Preferred Shares received in the Automatic Exchange. Assuming that such holder's Preferred Shares were held as capital assets prior to the Automatic Exchange, any gain or loss will be capital gain or loss.

Relationship with the Bank and its affiliates; conflicts of interest

The Bank and its affiliates are involved in virtually every aspect of the Company's existence. The Bank is the sole holder of the Common Stock of the Company and will administer the day-to-day activities of the Company in its role as Advisor under the Advisory Agreement. The Bank will also act as servicer of the Mortgage Loans on behalf of the Company under the Servicing Agreement. In addition, other than the Independent Directors and Non Bank Directors (as defined in Item 10), all of the officers and directors of the Company are also officers and/or directors of the Bank and/or affiliates of the Bank. Their compensation is paid by the Bank, and they have substantial responsibilities in connection with their work as officers of the Bank. As the holder of all of the outstanding voting stock of the Company, the Bank will have the right to elect all directors of the Company, including the Independent Directors.

The Bank and its affiliates may have interests which are not identical to those of the Company. Consequently, conflicts of interest may arise with respect to transactions, including without limitation, future acquisitions of Mortgage Assets from the Bank and/or affiliates of the Bank; servicing of Mortgage Loans; future dispositions of Mortgage Assets to the Bank; and the renewal, termination or modification of the Advisory Agreement or the

Servicing Agreement. It is the intention of the Company and the Bank that any agreements and transactions between the Company, on the one hand, and the Bank and/or its affiliates, on the other hand, are fair to all parties and consistent with market terms, including prices paid and received for the Initial Mortgage Assets, on the acquisition or disposition of Mortgage Assets by the Company or in connection with the servicing of Mortgage Loans. The requirement in the terms of the Preferred Shares that certain actions of the Company be approved by a majority of

the Independent Directors is also intended to ensure fair dealings between the Company and the Bank and its affiliates. However, there can be no assurance that such agreements or transactions will be on terms as favorable to the Company as those that could have been obtained from unaffiliated third parties.

Risk of future revisions in policies and strategies by Board of Directors

The Board of Directors has established the investment policies and operating policies and strategies of the Company, all material aspects of which are described in this report. These policies may be amended or revised from time to time at the discretion of the Board of Directors (in certain circumstances subject to the approval of a majority of the Independent Directors) without a vote of the Company's stockholders, including holders of the Preferred Shares. The ultimate effect of any change in the policies and strategies of the Company on a holder of Preferred Shares may be positive or negative.

Possible leverage

Although the Company does not currently intend to incur any indebtedness in connection with the acquisition and holding of Mortgage Assets, the Company may do so at any time (although indebtedness in excess of 25% of the Company's total stockholders' equity may not be incurred without the approval of a majority of the Independent Directors of the Company). To the extent the Company were to change its policy with respect to the incurrence of indebtedness, the Company would be subject to risks associated with leverage, including, without limitation, changes in interest rates and prepayment risk.

Additional issuances of preferred stock could have dilutive effect

The Charter of the Company authorizes 20,000,000 shares of preferred stock, 10,000,000 shares of which have been issued. The Company could issue additional preferred shares that rank equal to the Preferred Shares in the payment of dividends or in the distribution of assets on liquidation without the approval of the holders of the Preferred Shares. Such future issuances could have the effect of diluting the holders of the Preferred Shares.

RISK FACTORS RELATING TO THE BANK

Because of the possibility of the Automatic Exchange, an investment in Preferred Shares involves a high degree of risk with respect to the performance and capital levels of the Bank. Investors in the Preferred Shares should carefully consider the following risk factors and other considerations relating to the Bank before deciding whether to invest in such shares.

Possible adverse effects of economic conditions

Economic conditions beyond the Bank's control may have a significant impact on the Bank's operations, including changes in net interest income. Examples of such conditions include: (i) the strength of credit demand by customers; (ii) the introduction and growth of new investment instruments and transaction accounts by nonbank financial competitors; (iii) changes in the general level of interest rates, including changes resulting from the monetary activities of the Board of Governors of the Federal Reserve System; (iv) adverse changes in the economic net worth of loan customers; (v) decline in the general level of employment; and (vi) increased levels of Federal government support and equity infusions intended for banks and other commercial enterprises. Economic growth in the Bank's market areas is dependent upon the local economy. Continued adverse changes in the economy of the Chicago metropolitan area and other market areas would likely reduce the Bank's growth rate and could otherwise have a negative effect on its business, including the demand for new loans, the ability of customers to repay loans and the value of the collateral pledged as security. Additionally, current conditions in credit and funding markets serving both

corporate and consumer segments have remained weak, thereby causing a material contraction in the availability of credit as a result of more stringent underwriting standards. The Bank's housing sector loan portfolio and related losses have primarily been concentrated in its commercial residential developer portfolio, in higher loan-to-value and broker sourced home equity loans as well as in its residential mortgage loan portfolio. The Bank has no significant exposures to sub-prime or ALT-A mortgages. The reduction in credit availability has contributed to reduced demand for new and existing homes, exacerbating an environment characterized by declining home

prices and rising rates of foreclosure. A similar credit dynamic has adversely impacted the cost and availability of credit to corporate borrowers, notably in the highly leveraged lower rated credits. The ultimate severity and duration of these developments remain subject to considerable uncertainty and the attendant adverse feedback effects could deepen and exacerbate exposures to the general economic risk factors to which the Bank is exposed.

Planned Acquisition of Marshall and Isley Corporation

On December 17, 2010, BMO announced it had reached a definitive agreement to purchase Marshall & Isley Corporation (M&I) in a common stock for common stock transaction. The purchase price will depend on the number of M&I common shares outstanding at the closing date and is estimated at \$4.1 billion. BMO intends that M&I will ultimately merge with and into HFC immediately upon acquisition. In addition, BMO has agreed to have its subsidiary, Harris Financial Corporation (HFC) purchase M&I s Troubled Asset Relief Program (TARP) preferred shares and warrants from the U.S. Treasury. At the time of acquisition, it is anticipated that the commercial banking operations of M&I will be merged with those of the Bank. Subject to regulatory approval and M&I shareholders vote, the acquisition is expected to close prior to July 31, 2011. At December 31, 2010, M&I s assets and deposits totaled \$50.8 billion and \$38.3 billion, respectively. This acquisition would substantially increase the Bank s assets, geographic presence, scope of operations and customer base. There can be no assurance that the resulting bank will be profitable or that returns on equity and assets would be maintained at a level comparable to what the Bank would otherwise earn excluding the M&I operations.

Increase in interest rates may adversely affect operating results

The Bank s operating results depend to a large extent on its net interest income, which is the difference between the interest the Bank receives from its loans, securities and other assets and the interest the Bank pays on its deposits and other liabilities. Interest rates are highly sensitive to many factors, including governmental monetary policies and domestic and international economic and political conditions. Conditions such as inflation, recession, unemployment, money supply, international disorders and other factors beyond the control of the Bank may affect interest rates. If generally prevailing interest rates increase, the net interest spread of the Bank, which is the difference between the rates of interest earned and the rates of interest paid by the Bank, is likely to contract, resulting in less net interest income. The Bank s liabilities generally have shorter terms and are more interest-sensitive than its assets. There can be no assurance that the Bank will be able to adjust its asset and liability positions sufficiently to offset any negative effect of changing market interest rates.

Competition

The Bank faces strong direct competition for deposits, loans and other financial services from other commercial banks, thrifts, credit unions, stockbrokers and finance divisions of auto and farm equipment companies. Some of the competitors are local, while others are statewide or nationwide. Several major multibank holding companies currently operate in the Chicago metropolitan area. Some of these financial institutions are larger than the Bank and have greater access to capital and other resources. Some of the financial institutions and financial services organizations with which the Bank competes are not subject to the same degree of regulation as that imposed on bank holding companies, and federally insured, state-chartered banks and national banks. As a result, such nonbank competitors have advantages over the Bank in providing certain services. The banking industry is undergoing rapid technological changes with frequent introductions of new technology-driven products and services. In addition to better serving customers, the effective use of technology increases efficiency and enables financial institutions to reduce costs. The Bank s future success will depend in part on its ability to address the needs of its customers by using technology to provide products and services that will satisfy customer demands for convenience as well as to create additional efficiencies in the Bank s operations. Some of the Bank s competitors have greater resources to invest in technological improvements. There can be no assurance that the Bank will be able to effectively implement such products and

services or be successful in marketing such products and services to its customers.

Government regulation

The Bank is subject to extensive federal and state legislation, regulation and supervision. Recently enacted, proposed and future legislation and regulations have had, will continue to have or may have significant impact on the financial services industry. Some of the legislative and regulatory changes may benefit the Bank; others, however, may increase its costs of doing business and assist competitors of the Bank. In recent years, global regulators have proposed reforms that are intended to strengthen the banking sector regulatory capital and liquidity frameworks and strengthen the resilience of individual banking institutions in periods of stress, which are collectively referred to as Basel III. Based on regulatory guidance provided to date, the key building blocks of Basel III from a regulatory capital perspective include:

raising the quality of capital that banks are required to hold to ensure banks are better able to absorb losses on both a going-concern and liquidation basis;

increasing risk capital requirements, particularly for market risk, securitizations and counterparty credit risk;

introducing new regulatory capital ratios – the Common Equity Ratio and the Leverage Ratio – to complement the existing Tier 1 Capital Ratio and Total Capital Ratio; and

increasing minimum capital requirements.

The Basel III rules are expected to be implemented in a phased approach. The final requirements and transition period applicable to BMO and Harris NA have not been established. The final requirements may increase the amount of capital that BMO and Harris NA are required to hold, and may have a negative impact on their results of operations.

On July 21, 2010, U.S. President Obama signed into law the Dodd-Frank Wall Street Reform and Consumer Protection Act, which is referred to as Dodd-Frank. Dodd-Frank is broad in scope and the Bank is currently assessing the impact of the legislation. The reforms include heightened consumer protection, regulation of the over-the-counter derivatives markets, restrictions on proprietary trading by banks, which is referred to as the Volcker Rule, imposition of heightened prudential standards and broader application of leverage and risk-based capital requirements, greater supervision of systemically significant payment, clearing or settlement systems, restrictions on interchange fees, and the creation of a new financial stability oversight council of regulators with the objective of increasing stability by monitoring systemic risks posed by financial services companies and their activities. Many aspects of Dodd-Frank are subject to rulemaking and will take effect over several years, making it difficult to anticipate at this time the overall impact on the Bank or the financial services industry more generally. However, Dodd-Frank is likely to result in an increase in compliance costs and regulatory enforcement, particularly on the Bank's U.S. business, and could have a negative impact on the Bank's results of operations.

There can be no assurance that state or federal regulators will not, in the future, impose further restriction or limits on the Bank's activities.

ITEM 1B. *UNRESOLVED STAFF COMMENTS*

None.

ITEM 2. *PROPERTIES*

None as of December 31, 2010.

ITEM 3. *LEGAL PROCEEDINGS*

The Company is not currently involved in any material litigation nor, to the Company's knowledge is any material litigation currently threatened against the Company or the Bank other than routine litigation arising in the ordinary course of business. See Note 10 to Consolidated Financial Statements.

ITEM 4. RESERVED

PART II

ITEM 5. MARKET FOR THE REGISTRANT'S COMMON EQUITY, RELATED STOCKHOLDER MATTERS AND ISSUER PURCHASES OF EQUITY SECURITIES

HCH presently owns all 1,180 shares of the Common Stock of the Company, which are not listed or traded on any securities exchange. On March 4, 2009, the Company amended its Articles of Incorporation to increase the number of authorized shares of Common Stock from 1,000 shares to 5,000 shares. On March 5, 2009, the Company sold 180 shares of Common Stock to HCH for a purchase price of \$444,444.44 per share, or \$80,000,000 in cash, the proceeds of which was used to purchase Mortgage Assets. HCH continues to own 100% of the shares of the Common Stock. On December 30, 2009, the Company paid a cash dividend of \$2 million (declared on December 2, 2009), on the outstanding common shares to the stockholder of record on December 15, 2009. Part of this dividend (\$17,291) was considered a return of capital to the Company's common shareholder rather than ordinary income. This has no impact on holders of the Preferred Stock. On June 22, 2009, the Company paid a cash dividend of \$261 thousand (declared on May 28, 2009), on the outstanding common shares to the stockholders of record on June 15, 2009. No cash dividends were paid on the outstanding common shares during 2010.

The Preferred Shares are traded on the New York Stock Exchange under the symbol HBC Pr A. During 2010 and 2009, the Company declared and paid \$18.4 million in preferred dividends to preferred stockholders. Although the Company declared cash dividends on the Preferred Shares for 2010 and 2009, no assurances can be made as to the declaration of, or if declared, the amount of, future distributions since such distributions are subject to the Company's financial condition and capital needs; the impact of legislation and regulations as then in effect or as may be proposed; economic conditions; and such other factors as the Board of Directors may deem relevant. Notwithstanding the foregoing, to remain qualified as a REIT, the Company must distribute annually at least 90% of its ordinary taxable income to preferred and /or common stockholders.

The Bank prepares notices relating to the Company's dividend declaration on the Preferred Shares on the Bank's website (www.harrisbank.com) under Corporate Information/News Releases. The information on the Bank's website does not constitute a part of this Report.

The Company did not repurchase or redeem any Common Stock or Preferred Shares during 2010 or 2009. The Company did not authorize for issuance any securities of the Company under any equity compensation plans.

ITEM 6. SELECTED FINANCIAL DATA

The following table sets forth selected financial data for the Company and should be read in conjunction with the Consolidated Financial Statements and notes thereto and Management's Discussion and Analysis of Financial Condition and Results of Operations contained in this Report.

	2010	2009	2008	2007	2006
	(In thousands, except per share data)				
Statement of Operations Data:					
Interest income	\$ 20,466	\$ 22,635	\$ 21,296	\$ 22,524	\$ 21,442
Non-interest income	326				
Total income	\$ 20,792	\$ 22,635	\$ 21,296	\$ 22,524	\$ 21,442
Operating expenses:					
Loan servicing fees paid to Harris N.A.	11	12	15	18	23
Advisory fees paid to Harris N.A.	167	196	208	119	127
General and administrative	351	399	374	300	342
Total operating expenses	\$ 529	\$ 607	\$ 597	\$ 437	\$ 492
Applicable state income taxes	1,479	1,608			
Net income	\$ 18,784	\$ 20,420	\$ 20,699	\$ 22,087	\$ 20,950
Preferred stock dividends	18,438	18,438	18,438	18,438	18,438
Net income available to common stockholder	\$ 346	\$ 1,982	\$ 2,261	\$ 3,649	\$ 2,512
Basic and diluted earnings per common share	\$ 293	\$ 1,680	\$ 2,261	\$ 3,649	\$ 2,512
Distributions per preferred share	\$ 1.8438	\$ 1.8438	\$ 1.8438	\$ 1.8438	\$ 1.8438
Balance Sheet Data (end of period):					
Total assets	\$ 586,086	\$ 583,574	\$ 501,130	\$ 492,923	\$ 487,340
Total liabilities	\$ 1,258	\$ 1,084	\$ 886	\$ 3,129	\$ 4,731
Total stockholders' equity	\$ 584,828	\$ 582,490	\$ 500,244	\$ 489,794	\$ 482,609
Cash Flows Data:					
Net cash provided by operating activities	\$ 18,579	\$ 20,419	\$ 20,326	\$ 22,235	\$ 20,760
Net cash provided by (used in) investing activities	\$ 968	\$ (63,483)	\$ (6,424)	\$ (3,603)	\$ 232
Net cash (used in) provided by financing activities	\$ (18,438)	\$ 59,301	\$ (24,088)	\$ (23,560)	\$ (16,408)

ITEM 7. MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion should be read in conjunction with the Consolidated Financial Statements and notes thereto appearing later in this Report.

Summary

Year Ended December 31, 2010 Compared to December 31, 2009

The Company's net income for 2010 was \$18.8 million. This represented an 8% decrease from 2009 net income of \$20.4 million. Earnings decreased primarily because of a reduction in interest income on portfolio securities as market yields have declined significantly.

Interest income on securities purchased under agreement to resell for the year ended December 31, 2010 was \$85 thousand on an average balance of \$64 million with an average yield of .13% compared to interest income of \$31 thousand on an average balance of \$33 million with an average yield of .09% for 2009. Interest income on the Notes for 2010 totaled \$222 thousand and yielded 6.4% on \$3.5 million of average principal outstanding compared to \$247 thousand and a 6.4% yield on \$3.9 million average principal outstanding for 2009. The decrease in interest income from the Notes was attributable to a reduction in the Note balance because of customer payoffs in the Securing Mortgage Loans. The average outstanding balance of the Securing Mortgage Loans was \$4 million for 2010 and \$5 million for 2009. Interest income on securities available-for-sale for 2010 was \$20.2 million, resulting in a yield of 4.0% on an average balance of \$500 million compared to interest income of \$22.4 million with a yield of 4.3% on an average balance of \$518 million for 2009. There were no Company borrowings during either year.

Gains from investment securities sales were \$326 thousand in 2010. There were no investment securities sales in 2009 or 2008.

Operating expenses for the year ended December 31, 2010 totaled \$529 thousand compared to \$607 thousand in 2009. Loan servicing expenses for 2010 totaled \$11 thousand, a decrease of \$1 thousand from 2009. This decrease was attributable to the reduction in the principal balance of the Notes. Advisory fees for the year ended December 31, 2010 were \$167 thousand compared to \$196 thousand, a 14.8% decrease from 2009, primarily due to certain charges for treasury services being assessed directly rather than as part of advisory fees in the current year. General and administrative expenses totaled \$351 thousand for 2010 and \$399 thousand for 2009, a 12.0% decrease from 2009 primarily as a result of decreased costs for insurance and legal fees offset by higher treasury costs.

Year Ended December 31, 2009 Compared to December 31, 2008

The Company's net income for 2009 was \$20.4 million. This represented a 1.3% decrease from 2008 net income of \$20.7 million. Earnings decreased primarily because of the imposition of Illinois state income taxes on the Company beginning in 2009.

Interest income on securities purchased under agreement to resell for the year ended December 31, 2009 was \$31 thousand on an average balance of \$33 million with an average yield of .09% compared to interest income of \$1 million on an average balance of \$42 million with an average yield of 2.3% for 2008. Interest income on the Notes for 2009 totaled \$247 thousand and yielded 6.4% on \$3.9 million of average principal outstanding compared to \$302 thousand and a 6.4% yield on \$4.7 million average principal outstanding for 2008. The decrease in interest income from the Notes was attributable to a reduction in the Note balance because of customer payoffs in the Securing Mortgage Loans. The average outstanding balance of the Securing Mortgage Loans was \$5 million for 2009 and

\$6 million for 2008. Interest income on securities available-for-sale for 2009 was \$22.4 million, resulting in a yield of 4.3% on an average balance of \$518 million compared to interest income of \$20 million with a yield of 4.5% on an average balance of \$444 million for 2008. There were no Company borrowings during either year.

Operating expenses for the year ended December 31, 2009 totaled \$607 thousand compared to \$597 thousand a year ago. Loan servicing expenses for 2009 totaled \$12 thousand, a decrease of \$3 thousand from 2008. This decrease was attributable to the reduction in the principal balance of the Notes. Advisory fees for the year ended December 31, 2009 were \$196 thousand compared to \$208 thousand, a 5.8% decrease from 2008, primarily due to

certain charges for treasury services being assessed directly rather than as part of advisory fees in the current year. General and administrative expenses totaled \$399 thousand for 2009 and \$374 thousand for 2008, a 6.7% increase from 2008 primarily as a result of increased costs for legal and director fees and also due to change in assessing treasury costs.

Quarter Ended December 31, 2010 Compared to Quarter Ended December 31, 2009

The Company's net income for the fourth quarter of 2010 was \$4.6 million and for the fourth quarter of 2009 was \$5.1 million.

Interest income on securities available-for-sale for the current quarter was \$4.8 million resulting in a yield of 3.8% on an average balance of \$508 million, compared to interest income of \$5.6 million with a yield of 4.3% on an average balance of \$523 million for the same period a year ago. The decrease in these assets largely reflected the lower interest rates. Interest income on securities purchased under agreement to resell for the current quarter was \$23 thousand on an average balance of \$63 million resulting in an average yield of 0.15% compared to interest income of \$7 thousand on an average balance of \$41 million with an average yield of .01% for the same period in the year-ago quarter.

There were no Company borrowings during the fourth quarter of 2010 or 2009.

Fourth quarter 2010 operating expenses totaled \$154 thousand, a decrease of \$22 thousand from the fourth quarter of 2009. Advisory fees for the fourth quarter of 2010 were \$31 thousand compared to \$60 thousand in the prior year's fourth quarter due to decreased costs for investment advisory services and administration. Loan servicing fees for the fourth quarter of 2010 and 2009 were \$3 thousand. General and administrative expenses totaled \$122 thousand in the current quarter compared to \$113 thousand for the same period in 2009, reflecting increased costs for printing and expert services.

Allowance for Loan Losses

The Company does not currently maintain an allowance for loan losses due to the over-collateralization of the Securing Mortgage Loans and the prior and expected credit performance of the collateral pool and because the Company can, under certain conditions, require the Bank to dispose of nonperforming Mortgage Loans.

Concentrations of Credit Risk

The MBS portfolio securities currently held by the Company are all various issues of federal agency guaranteed conventional pass-through securities. The credit guarantees extended by Fannie Mae and FHLMC are characterized as full modification guarantees whereby the timely payment of both interest and principal is assured by the respective sponsoring federal agency.

A majority of the collateral underlying the Securing Mortgage Loans is located in Illinois. The financial viability of customers in this state is, in part, dependent on the state's economy. The collateral may be subject to a greater risk of default than other comparable loans in the event of adverse economic, political or business developments or natural hazards that may affect such region and the ability of property owners in such region to make payments of principal and interest on the underlying mortgages. The Company's maximum risk of accounting loss, should all customers in Illinois fail to perform according to contract terms and all collateral prove to be worthless, was approximately \$2.6 million at December 31, 2010 and \$2.9 million at December 31, 2009.

Interest Rate Risk

The Company's income consists primarily of interest payments on the Mortgage Assets and the securities it holds. If there is a decline in interest rates during a period of time when the Company must reinvest payments of interest and principal with respect to its Mortgage Assets and other interest earning assets, the Company may find it difficult to purchase additional earning assets that generate sufficient income to support payment of dividends on the Preferred Shares. Because the rate at which dividends, if, when and as authorized and declared, are payable on the Preferred Shares is fixed, there can be no assurance that an interest rate environment in which there is a decline in interest rates would not adversely affect the Company's ability to pay dividends on the Preferred Shares.

Competition

The Company does not engage in the business of originating mortgage loans. While the Company may acquire additional Mortgage Assets, it anticipates that such assets will be acquired from the Bank, affiliates of the Bank or unaffiliated parties. Accordingly, the Company does not expect to compete with mortgage conduit programs, investment banking firms, savings and loan associations, banks, thrift and loan associations, finance companies, mortgage bankers or insurance companies in originating Mortgage Assets.

Liquidity Risk Management

The objective of liquidity management is to ensure the availability of sufficient cash flows to meet all of the Company's financial commitments. In managing liquidity, the Company takes into account various legal limitations placed on a REIT.

The Company's principal liquidity needs are to maintain the current portfolio size through the acquisition of additional qualifying assets and to pay dividends to its stockholders after satisfying obligations to creditors. The acquisition of additional qualifying assets is funded with the proceeds obtained from repayment of principal balances by individual mortgages or maturities of securities held for sale on a reinvested basis. The payment of dividends on the Preferred Shares will be made from legally available funds, principally arising from operating activities of the Company. The Company's cash flows from operating activities principally consist of the collection of interest on short term qualifying investments, the Notes and mortgage-backed securities. The Company does not have and does not anticipate having any material capital expenditures.

In order to remain qualified as a REIT, the Company must distribute annually at least 90% of its adjusted REIT ordinary taxable income, as provided for under the Code, to its common and preferred stockholders. The Company currently expects to distribute dividends annually equal to 90% or more of its adjusted REIT ordinary taxable income.

The Company anticipates that cash and cash equivalents on hand and the cash flow from the Notes, short-term investments and mortgage-backed securities will provide adequate liquidity for its operating, investing and financing needs including the capacity to continue preferred dividend payments on an uninterrupted basis.

As presented in the accompanying consolidated Statement of Cash Flows, the primary sources of funds in addition to the \$18.6 million provided from operations during 2010 were \$395.3 million from the maturities and sales of securities available-for-sale. In 2009, the primary sources of funds other than \$20.4 million provided from operations were \$272.5 million from the maturities of securities available-for-sale and \$80 million from the purchase of the Company's common stock by HCH. The primary uses of funds for 2010 were \$394.5 million in purchases of securities available-for-sale and \$18.4 million in Preferred Share dividends. In 2009, the primary uses of funds were \$336.7 million in purchases of securities available-for-sale and \$18.4 million and \$2.3 million in Preferred Share dividends and Common Stock dividends paid, respectively.

Accounting Pronouncements

The Company adopted Accounting Standards Update (ASU) 2010-06, Improving Disclosures About Fair Value Measurements, as of January 1, 2010. The standard amends ASC 820-10 to require new disclosures about transfers in and out of Level 1 and Level 2 fair value measurements. ASU 2010-06 clarifies existing disclosure requirements regarding the level of disaggregation of each class of assets and liabilities within a line item in the statement of financial condition and the valuation techniques and inputs used to measure fair value for both recurring and nonrecurring fair value measurements that fall in either Level 2 or Level 3 fair value measurements. The adoption of the standard had no impact on the corporation's financial position or results of operations. See Note 6 to the

Consolidated Financial Statements for additional information on fair value of financial instruments. The standard also requires new disclosures about the roll forward of activity in Level 3 fair value measurements which will be effective January 1, 2011.

Tax Matters

As of December 31, 2010, the Company believes that it is in full compliance with the REIT federal income tax rules, and expects to qualify as a REIT under the provisions of the Code. The Company expects to meet all REIT requirements regarding the ownership of its stock and anticipates meeting the annual distribution requirements. Beginning January 1, 2009, Illinois requires a captive REIT to increase its state taxable income by the amount of dividends paid. Under this law, a captive REIT includes a REIT of which 50% of the voting power or value of the beneficial interest or shares is owned by a single corporation. Management believes that the Company is classified as a captive REIT under Illinois law, in light of the fact that (1) all of the outstanding Common Stock is held by HCH a wholly-owned subsidiary of the Bank, (2) the Common Stock represents more than 50% of the voting power of the Company's equity securities and (3) the Common Stock is not listed for trading on an exchange. Management believes that the state tax expense to be incurred by the Company in future years should not have a material adverse effect upon the Company's ability to declare and pay future dividends on the preferred shares. This belief is based upon the ownership interest of the Company, whereby any tax expense incurred is expected to primarily reduce the net earnings available to the holder of the Company's Common Stock. The Illinois statutory tax rate for 2010 was 7.3% and the tax rate for 2011 will be 9.5%. For the fourth quarter and twelve months of 2010, \$366 thousand and \$1.5 million of Illinois income tax expense was recorded, respectively.

Ratings Adjustment

On January 22, 2010, Moody's Investors Services, Inc. (Moody's) downgraded its long-term ratings for Bank of Montreal (BMO) (the Company's ultimate parent). BMO's deposit rating dropped to Aa2 from Aa1 and its bank financial strength rating (BFSR) fell to B- from B. Further, Moody's downgraded BMO's preferred stock securities (which include non-cumulative preferred shares and other hybrid capital instruments) four notches to Baa1 from Aa3. The first notch reflected the BFSR downgrade. The other three notches were a consequence of Moody's implementing a revised methodology for rating bank hybrid securities. At that time, Moody's downgraded the bank financial strength rating of the Bank to C+ from B-. In addition, Moody's lowered its rating for the Company's Preferred Stock from A2 to Baa1 and described this action as reflecting both the BFSR downgrade and Moody's implementation of the aforementioned revised methodology.

ITEM 7A. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

As of December 31, 2010, the Company had \$3.4 million invested in Notes, a decrease of \$215 thousand from December 31, 2009. The decline was attributable to customer payoffs in the Securing Mortgage Loans. At December 31, 2010, the Company held \$517 million in residential mortgage-backed securities compared to \$515 million at December 31, 2009. At December 31, 2010 and 2009, the Company had \$40 million in U.S. Treasury Securities. At December 31, 2010, the Company held an investment of \$24 million in securities purchased from the Bank under agreement to resell compared to \$22 million at December 31, 2009. The Company is subject to exposure for fluctuations in interest rates. Adverse changes in interest rates could impact negatively the value of mortgage-backed securities, as well as the levels of interest income to be derived from these assets.

The following table stratifies the Company's available-for-sale securities as of December 31, 2010 by maturity date (in thousands of dollars):

Year Ending December 31							Fair Value at December 31,
2011	2012	2013	2014	2015	Thereafter	Total	2010

Residential mortgage-backed

Amortized cost	\$ 7,993	\$	\$ 7,380	\$ 4,150	\$ 1,701	\$ 480,211	\$ 501,435	\$ 516,911
Average Yield	4.00%		4.00%	4.00%	4.00%	4.22%	4.21%	

US Treasuries

Amortized cost	\$ 40,000						\$ 40,000	\$ 40,000
Average Yield	0.01%						0.01%	

The Company's investments held in residential mortgage-backed securities are secured by adjustable and fixed interest rate residential mortgage loans. The yield to maturity on each security depends on, among other things, the

price at which each such security is purchased, the rate and timing of principal payments (including prepayments, repurchases, defaults and liquidations), the pass-through rate and interest rate fluctuations. Changes in interest rates could impact prepayment rates as well as default rates, which in turn would impact the value and yield to maturity of the Company's residential mortgage-backed securities.

The Company currently has no outstanding borrowings.

ITEM 8. FINANCIAL STATEMENTS AND SUPPLEMENTARY DATA

Refer to the Index to Consolidated Financial Statements for the required information.

ITEM 9. CHANGES IN AND DISAGREEMENTS WITH ACCOUNTANTS ON ACCOUNTING AND FINANCIAL DISCLOSURE

There have been no disagreements with accountants on any matter of accounting principles, practices or financial statement disclosure.

ITEM 9A. CONTROLS AND PROCEDURES

Disclosure Controls and Procedures

As of December 31, 2010, Paul R. Skubic, the Chairman of the Board, Chief Executive Officer and President of the Company, and Pamela C. Piarowski, the Chief Financial Officer of the Company, evaluated the effectiveness of the disclosure controls and procedures of the Company (as defined in the Exchange Act Rules 13a-15(e) and 15d-15(e)) and concluded that these disclosure controls and procedures are effective to ensure that material information for the Company required to be included in this Report has been made known to them in a timely fashion.

Management's Report on Internal Control over Financial Reporting

The management of Harris Preferred Capital Corporation is responsible for establishing and maintaining adequate internal control over financial reporting, as such term is defined in Exchange Act Rule 13a-15(f). Our internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. Our internal control over financial reporting includes those policies and procedures that: (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of our assets; (ii) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with U.S. generally accepted accounting principles, and that our receipts and expenditures are being made only in accordance with authorizations of our management and directors, and (iii) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of our assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Harris Preferred Capital Corporation's management, including the Chief Executive Officer and Chief Financial Officer, have evaluated the effectiveness of our internal control over financial reporting using the framework and criteria established in Internal Control - Integrated Framework, issued by the Committee of Sponsoring Organizations

of the Treadway Commission. Based on this evaluation, management has concluded that internal control over financial reporting was effective as of December 31, 2010.

This report does not include an attestation report of the Company's registered public accounting firm regarding internal control over financial reporting. Management's report was not subject to attestation by the Company's

registered public accounting firm pursuant to an exemption for non-accelerated filers under Section 989G of the Dodd-Frank Wall Street Reform and Consumer Protection Act.

Changes in Internal Control over Financial Reporting

There were no changes in the Company's internal controls over financial reporting identified in connection with such evaluations that occurred during the quarter ended December 31, 2010 that have materially affected or are reasonably likely to materially affect, the Company's internal control over financial reporting.

ITEM 9B. OTHER INFORMATION

Not applicable.

PART III

ITEM 10. DIRECTORS, EXECUTIVE OFFICERS AND CORPORATE GOVERNANCE

The Company's Board of Directors consists of five members. The Company does not anticipate that it will require any employees because it has retained the Bank to perform certain functions pursuant to the Advisory Agreement described above. Each officer of the Company currently is also an officer of the Bank and/or affiliates of the Bank. The Company maintains corporate records and audited financial statements that are separate from those of the Bank or any of the Bank's affiliates. None of the officers, directors or employees of the Company will have a direct or indirect pecuniary interest in any Mortgage Asset to be acquired or disposed of by the Company or in any transaction in which the Company has an interest or will engage in acquiring, holding and managing Mortgage Assets.

Pursuant to terms of the Preferred Shares, the Company's Independent Directors (as defined in Item 13 (c) below) will consider the interests of the holders of both the Preferred Shares and the Common Stock in determining whether any proposed action requiring their approval is in the best interests of the Company.

The persons who are directors and executive officers of the Company are as follows:

Name	Age	Position and Offices Held
Paul R. Skubic	62	Chairman of the Board, President
Pamela C. Piarowski	51	Chief Financial Officer, Treasurer
Margaret M. Sulkin	52	Assistant Treasurer
Delbert J. Wacker	79	Director
David J. Blockowicz	68	Director
Forrest M. Schneider	63	Director
Frank M. Novosel	64	Director

The following is a summary of the business experience of the directors of the Company:

Mr. Skubic has been a director of the Company since inception, January 2, 1998. Mr. Skubic has been Vice President and Controller of the Bank and Chief Accounting Officer for Harris Bankcorp, Inc. and the Bank since 1990. Prior to joining Harris Bankcorp, Inc., Mr. Skubic was employed by Arthur Andersen & Co. He is a certified public accountant. Based primarily upon Mr. Skubic's extensive 20 year management and leadership experience as the Vice President and Controller of a national banking association and as the Chief Accounting Officer for Harris Bankcorp,

Inc.; strong strategic planning, accounting, financial, banking and risk analysis skills and experience; and tenure and contributions as a current officer, Board member and Board committee member, the Board determined that Mr. Skubic should serve as a director of the Company at the time of filing of this Annual Report on Form 10-K.

Mr. Wacker has been a director of the Company since inception, January 2, 1998. Mr. Wacker is a retired partner from Arthur Andersen & Co. since 1987 after 34 years. From July 1988 to November 1990, he was Vice President -Treasurer, Parkside Medical Services, a subsidiary of Lutheran General Health System. From November 1990 to September 1993, he completed various financial consulting projects for Lutheran General. He is a Certified

Public Accountant. Based primarily upon Mr. Wacker's extensive 40-year management and leadership experience as a former partner of a national accounting firm and as former Vice President-Treasurer and financial consultant for a health care system; strong accounting, financial and risk analysis skills and experience; and tenure and contributions as a current Board member and Board committee member, the Board determined that Mr. Wacker should serve as a director of the Company at the time of filing of this Annual Report on Form 10-K.

Mr. Blockowicz has been a director of the Company since inception, January 2, 1998. Mr. Blockowicz is a Certified Public Accountant and is a partner with Blockowicz & Tognocchi LLC. Prior to forming his firm, Mr. Blockowicz was a partner with Arthur Andersen & Co. through 1990. Blockowicz & Tognocchi LLC is a professional tax consulting firm and is not a parent, subsidiary or other affiliate of the Company. Based primarily upon Mr. Blockowicz's extensive 33-year management and leadership experience as a former partner of a national accounting firm and as a partner of a professional tax consulting firm; strong taxation, accounting and financial skills and experience; and tenure and contributions as a current Board member and Board committee chairperson, the Board determined that Mr. Blockowicz should serve as a director of the Company at the time of filing of this Annual Report on Form 10-K.

Mr. Schneider has been a director of the Company since 2000. Mr. Schneider is Vice President of Lane Industries, Inc (until September 30, 2010 Mr. Schneider served as President and Chief Executive Officer of Lane Industries). Mr. Schneider has been a director of Lane Industries, a diversified holding company from 2000 until September 30, 2010. He has been employed by Lane Industries since 1976. Lane Industries is not a parent, subsidiary or other affiliate of the Company. He is a graduate of the University of Illinois at Chicago, where he received his B.S. in Finance. He also holds a M.S. in Finance from the University of Illinois at Urbana, Champaign. Mr. Schneider served as a director of General Binding Corporation (NASDAQ) from 2000 until 2005 and served on the governance and compensation committees. Mr. Schneider served as a director of ACCO Brands Corporation (NYSE) from 2005 until 2006. Based primarily upon Mr. Schneider's extensive 10 year executive management and leadership experience as a President, Chief Executive Officer and director of a diversified holding company; strong strategic planning, financial, risk analysis and administrative skills and experience; and tenure and contributions as a current Board member and Board committee member, the Board determined that Mr. Schneider should serve as a director of the Company at the time of filing of this Annual Report on Form 10-K.

Mr. Novosel has been a director of the Company since inception, January 2, 1998. Mr. Novosel was a Vice President in the Treasury Group of the Bank from 1995 and served as Treasurer of the Company until his retirement from the Bank in November, 2008. Previously, he served as Treasurer of Harris Bankcorp, Inc. Mr. Novosel is a Chartered Financial Analyst and a member of the CFA Society of Chicago. Based primarily upon Mr. Novosel's extensive 25-year management and leadership experience as a former Vice President of the Bank and former Treasurer of the Company; strong strategic planning, financial, banking and risk analysis skills and experience; and tenure and contributions as a current Board member and Board committee member, the Board determined that Mr. Novosel should serve as a director of the Company at the time of filing of this Annual Report on Form 10-K.

The following is a summary of the business experience of the executive officers who are not directors of the Company:

Ms. Piarowski has been Chief Financial Officer of the Company since May 31, 2006 and Treasurer since 2008, although she previously served as Chief Financial Officer of the Company and Senior Vice-President and Chief Financial Officer of Harris Bankcorp, Inc. from June 2001 through July 2003. In 2003, she was appointed Vice-President, Financial Performance Management, Bank of Montreal. In April, 2006 she was appointed Vice-President and Chief Financial Officer, BMO US. She is a certified public accountant.

Ms. Sulkin has been a Vice President in the Taxation Department of the Bank since 1992. Ms. Sulkin has been employed by the Bank since 1984. Prior to joining the Bank, she was employed by KPMG LLP. She is a certified public accountant.

Independent Directors

The terms of the Preferred Shares require that, as long as any Preferred Shares are outstanding, certain actions by the Company be approved by a majority of the Company's Independent Directors (as defined in Item 13

(c) below). Delbert J. Wacker, David J. Blockowicz and Forrest M. Schneider are the Company's Independent Directors.

If at any time the Company fails to declare and pay a quarterly dividend payment on the Preferred Shares, the number of directors then constituting the Board of Directors of the Company will be increased by two at the Company's next annual meeting and the holders of Preferred Shares, voting together with the holders of any other outstanding series of preferred stock as a single class, will be entitled to elect two additional directors to serve on the Company's Board of Directors. Any member of the Board of Directors elected by holders of the Company's Preferred Shares will be deemed to be an Independent Director for purposes of the actions requiring the approval of a majority of the Independent Directors.

Audit Committee

The Board of Directors of the Company has established an Audit Committee, with an approved Audit Committee Charter, which will review the engagement of an independent registered public accounting firm and review their independence. The Audit Committee will also review the adequacy of the Company's internal accounting controls. The Audit Committee is comprised of Delbert J. Wacker, David J. Blockowicz and Forrest M. Schneider. David J. Blockowicz is the chairperson of the Audit Committee. The Company's Board of Directors has determined that each member of the Audit Committee is an Audit Committee financial expert as defined in rules of the Securities and Exchange Commission. Each Audit Committee member is an Independent Director (as defined in Item 13 (c) below).

Investment Committee

In November 2008, the Board of Directors of the Company established an Investment Committee, with an approved Investment Committee Charter, which will assist the Board of Directors in discharging its oversight responsibilities in reviewing the Company's investment policies, strategies, transactions and performance, and in overseeing the Company's capital and financial resources. The Investment Committee is required to be composed of at least two members of the Board of Directors, with one appointed chairperson. The Investment Committee is comprised of the Committee chairperson, Frank M. Novosel and Paul R. Skubic.

Compensation of Directors

The Company pays directors who are not currently officers of the Bank or its affiliates (Non Bank Director) and Independent Directors (as defined in Item 13 (c) below) fees for their services as directors. For the Company's 2010 fiscal year, Non Bank Directors and Independent Directors received a fee of \$3,000 per quarter, and \$4,000 per quarter for services to the Investment Committee. Directors also received \$1,000 for each meeting of the Board of Directors and Audit Committee that they attended. The following table shows the compensation received in 2010. The Company has not paid and does not currently intend to pay any compensation to directors who are not Independent Directors or to Non Bank Directors or who are active Bank officers.

Name	Fees Earned or Paid in Cash	Stock Awards (\$)	Option Awards (\$)	Non-Qualified Non-Equity Deferred Incentive		All Other Compensation (\$)	Total
				Plan Compensation (\$)	Earnings (\$)		
Delbert J. Wacker *	\$ 20,000						\$ 20,000

David J. Blockowicz *	20,000	20,000
Forrest M. Schneider *	20,000	20,000
Frank M. Novosel **	32,000	32,000
	\$ 92,000	\$ 92,000

* Represents \$16,000 in compensation received as Independent Director and \$4,000 in compensation received as an Audit Committee Member.

** Represents \$16,000 in compensation received as a Non Bank Director and \$16,000 in compensation received as an Investment Committee Member.

The Company has adopted a code of ethics for its senior officers, including the executive officers, which is filed as an Exhibit hereto.

Section 16(a) Beneficial Ownership Reporting Compliance

Based on a review of reports filed with respect to the year ended December 31, 2010, the Company believes that all ownership reports were filed on a timely basis.

ITEM 11. EXECUTIVE COMPENSATION

The Company has not paid and does not currently intend to pay any compensation to its officers or employees or to directors who are not Independent Directors or Non Bank Directors or who are active Bank officers.

ITEM 12. SECURITY OWNERSHIP OF CERTAIN BENEFICIAL OWNERS AND MANAGEMENT AND RELATED STOCKHOLDER MATTERS

(a) Security ownership of certain beneficial owners

No person owns of record or is known by the Company to own beneficially more than 5% of the outstanding 73/8% Noncumulative Exchangeable Preferred Stock, Series A.

(b) Security Ownership of Management

The following table shows the ownership as of March 30, 2011 of 73/8% Noncumulative Exchangeable Preferred Stock, Series A, by the officers or directors who own any such shares.

Title of Class	Name of Beneficial Owner	Amount of Beneficial Ownership	Percent of Class
Preferred Stock	Paul R. Skubic	8,625 Shares	.032%
Preferred Stock	Forrest Schneider	8,965 Shares	.033%
Preferred Stock	David J. Blockowicz	3,300 Shares	.012%
Preferred Stock	Frank M. Novosel	3,500 Shares	.013%
Preferred Stock	Delbert Wacker	3,000 Shares	.011%

ITEM 13. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS, AND DIRECTOR INDEPENDENCE

(a) Transactions with Related Persons

The Bank, through its wholly-owned subsidiary, HCH, indirectly owns 100% of the Common Stock of the Company. Paul R. Skubic, Chairman of the Board of the Company, its executive officers, Pamela C. Piarowski, and Margaret M. Sulkin, are also officers of the Bank.

A substantial portion of the assets of the Company initially consisted of Notes issued by the Bank. The Notes mature on October 1, 2027 and pay interest at 6.4% per annum. During 2010, the Company received repayments on the Notes of \$215 thousand compared to 2009 repayments of \$700 thousand. In years ended December 31, 2010, 2009 and

2008, the Bank paid interest on the Notes in the amount of \$222 thousand, \$246 thousand and \$302 thousand, respectively, to the Company.

The Company purchases U.S. Treasury and Federal agency securities from the Bank under agreements to resell identical securities. At December 31, 2010, the Company held \$24 million of such assets and earned \$85 thousand of interest from the Bank during 2010. At December 31, 2009, the Company held \$22 million of such assets and earned \$31 thousand of interest for 2009. The Company receives rates on these assets comparable to the rates that the Bank offers to unrelated counterparties under similar circumstances.

The Bank and the Company have entered into a Servicing Agreement and an Advisory Agreement, the terms of which are described in further detail on page 5 of this report. In 2010, the Bank received payments of \$11 thousand and \$167 thousand, respectively, compared to \$12 thousand and \$196 thousand for 2009, under the terms of these agreements.

(b) Review, Approval or Ratification of Transactions with Related Persons

The terms of the Preferred Shares require that, as long as any Preferred Shares are outstanding, certain actions by the Company, including transactions with the Bank and other related persons, be approved by a majority of the Independent Directors (as defined in the following paragraph). Each of the transactions described in Item 13(a) above was approved by a majority of the Independent Directors.

(c) Director Independence

The Articles of Incorporation (the Charter) of the Company defines an Independent Director as one who is not a current officer or employee of the Company or a current director, officer or employee of the Bank or of its affiliates. In addition, pursuant to the Charter, so long as the Preferred Shares are listed for trading on the New York Stock Exchange, a director shall not be deemed to be an Independent Director unless he or she meets the applicable requirements for independence as set forth under New York Stock Exchange rules and regulations.

ITEM 14. PRINCIPAL ACCOUNTING FEES AND SERVICES

Audit Fees

For the years ended December 31, 2010 and 2009, the Company's principal accountant billed \$65 thousand and \$67 thousand, respectively for the audit of the Company's annual financial statements and review of financial statements included in Form 10-Q filings.

Audit-Related Fees

There were no fees billed for services reasonably related to the performance of the audit or review of the Company's financial statements outside of those fees disclosed above under Audit Fees for the years ended December 31, 2010 and 2009.

Tax Fees

There were no fees billed for tax-related services for the years ended December 31, 2010 and 2009.

All Other Fees

There were no other fees billed to the Company by the Company's principal accountants other than those disclosed above for the years ended December 31, 2010 and 2009.

Pre-Approval Policies and Procedures

Prior to engaging accountants to perform a particular service, the Board of Directors obtains an estimate for the service to be performed. All of the services described above were approved by the Audit Committee and Board of Directors in accordance with its procedures.

PART IV

ITEM 15. EXHIBITS, FINANCIAL STATEMENT SCHEDULES

(a) Documents filed with Report:

(1) Consolidated Financial Statements (See page 27 for a listing of all financial statements included in Item 8)

(2) Financial Statement Schedules

All schedules normally required by Form 10-K are omitted since they are either not applicable or because the required information is shown in the financial statements or notes thereto.

(3) Exhibits:

- *3(a)(I) Articles of Incorporation of the Company, as amended
- **3(b) Bylaws of the Company
- ***4 Specimen of certificate representing Series A Preferred Shares
- ***10(a) Form of Servicing Agreement between the Company and the Bank
- ***10(b) Form of Advisory Agreement between the Company and the Bank
- ***10(c) Form of Bank Loan Agreement between the Company and the Bank
- ***10(d) Form of Mortgage Loan Assignment Agreement between the Company and the Bank
- 14 Code of Ethics for Senior Officers (Incorporated by reference to Exhibit 14 to the Company's Annual Report on Form 10-K for the year ended December 31, 2003)
- 24 Power of attorney
- 31.1 Certification of Pamela C. Piarowski pursuant to Rule 13a-14(a)
- 31.2 Certification of Paul R. Skubic pursuant to Rule 13a-14(a)
- 32.1 Certification pursuant to 18 U.S.C. Section 1350

* Incorporated by reference to Exhibit 3.1 filed with the Company's Form 8-K dated March 4, 2009.

** Incorporated by reference to Exhibit 3.1 filed with the Company's Form 8-K dated August 31, 2007.

*** Incorporated by reference to the exhibit of the same number filed with the Company's Registration Statement on Form S-11 (Securities and Exchange Commission file number 333-40257)

Index to Consolidated Financial Statements

The following consolidated financial statements are included in Item 8 of this Annual Report on Form 10-K:

Harris Preferred Capital Corporation

Consolidated Financial Statements
Report of Independent Registered Public Accounting Firm
Consolidated Balance Sheets
Consolidated Statements of Income and Comprehensive Income
Consolidated Statements of Changes in Stockholders' Equity
Consolidated Statements of Cash Flows
Notes to Consolidated Financial Statements

Harris N.A.

Financial Review
Consolidated Financial Statements
Independent Auditors' Report
Consolidated Statements of Condition
Consolidated Statements of Operations
Consolidated Statements of Comprehensive Income (Loss)
Consolidated Statements of Changes in Stockholders' Equity
Consolidated Statements of Cash Flows
Notes to Consolidated Financial Statements

All schedules are omitted since the required information is not present or is not present in amounts sufficient to require submission of the schedule or because the information required is included in the consolidated financial statements and notes hereof.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, Harris Preferred Capital Corporation has duly caused this Report to be signed on its behalf by the undersigned, thereunto duly authorized on the 31st day of March, 2011.

/s/ PAUL R. SKUBIC

Paul R. Skubic

Chairman of the Board and President

/s/ PAMELA C. PIAROWSKI

Pamela C. Piarowski

Chief Financial Officer

Pursuant to the requirements of the Securities Exchange Act of 1934, this report has been signed by Paul R. Skubic, Chairman of the Board and President of the Company, as attorney-in-fact for the following Directors on behalf of Harris Preferred Capital Corporation of the 31st day of March 2011.

David J. Blockowicz

Frank M. Novosel

Forrest M. Schneider

Delbert J. Wacker

Paul R. Skubic

Attorney-In-Fact

Supplemental Information

No proxy statement will be sent to security holders in 2011.

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

The Stockholders and Board of Directors
of Harris Preferred Capital Corporation:

We have audited the accompanying consolidated balance sheets of Harris Preferred Capital Corporation and subsidiary (the Company) as of December 31, 2010 and 2009, and the related consolidated statements of income and comprehensive income, changes in stockholders' equity, and cash flows for each of the years in the three-year period ended December 31, 2010. These consolidated financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Harris Preferred Capital Corporation and subsidiary as of December 31, 2010 and 2009, and the results of their operations and their cash flows for each of the years in the three-year period ended December 31, 2010, in conformity with U.S. generally accepted accounting principles.

/s/KPMG LLP

Chicago, Illinois
March 31, 2011

Harris Preferred Capital Corporation**Consolidated Balance Sheets**

	December 31 2010	December 31 2009
	(In thousands, except share data)	
ASSETS		
Cash on deposit with Harris N.A.	\$ 525	\$ 916
Securities purchased from Harris N.A. under agreement to resell	23,500	22,000
Total cash and cash equivalents with Harris N.A.	\$ 24,025	\$ 22,916
Notes receivable from Harris N.A.	3,369	3,584
Securities available for sale, at fair value		
Mortgage-backed	516,911	515,190
U.S. Treasury Bills	40,000	39,999
Other assets	1,781	1,885
Total assets	\$ 586,086	\$ 583,574
LIABILITIES AND STOCKHOLDERS EQUITY		
Accrued expenses	\$ 114	\$ 116
Accrued taxes payable and deferred tax liabilities	1,144	968
Total liabilities	\$ 1,258	\$ 1,084
Stockholders Equity		
73/8% Noncumulative Exchangeable Preferred Stock, Series A (\$1 par value); liquidation value of \$250,000; 20,000,000 shares authorized; 10,000,000 shares issued and outstanding	\$ 250,000	\$ 250,000
Common stock (\$1 par value); 5,000 shares authorized; 1,180 issued and outstanding	1	1
Additional paid-in capital	320,733	320,733
Earnings less than distributions	(255)	(601)
Accumulated other comprehensive income net unrealized gains on available-for-sale securities, net of tax	14,349	12,357
Total stockholders equity	\$ 584,828	\$ 582,490
Total liabilities and stockholders equity	\$ 586,086	\$ 583,574

The accompanying notes are an integral part of these financial statements.

Harris Preferred Capital Corporation**Consolidated Statements of Income
and Comprehensive Income**

	For the Years Ended December 31		
	2010	2009	2008
	(In thousands)		
Interest income:			
Securities purchased from Harris N.A. under agreement to resell	\$ 85	\$ 31	\$ 963
Notes receivable from Harris N.A.	222	246	302
Securities available for sale:			
Mortgage-backed	20,152	22,356	20,011
U.S. Treasury Bills	7	2	20
Total interest income	\$ 20,466	\$ 22,635	\$ 21,296
Noninterest income:			
Gain on sale of securities	326		
Total income	\$ 20,792	\$ 22,635	\$ 21,296
Operating expenses:			
Loan servicing fees paid to Harris N.A.	\$ 11	\$ 12	\$ 15
Advisory fees paid to Harris N.A.	167	196	208
General and administrative	351	399	374
Total operating expenses	\$ 529	\$ 607	\$ 597
Income before income taxes	\$ 20,263	\$ 22,028	\$ 20,699
Applicable state income taxes	1,479	1,608	
Net Income	\$ 18,784	\$ 20,420	\$ 20,699
Preferred stock dividends	18,438	18,438	18,438
Net income available to common stockholder	\$ 346	\$ 1,982	\$ 2,261
Basic and diluted earnings per common share	\$ 293	\$ 1,680	\$ 2,261
Average number of common shares outstanding	1,180	1,148	1,000
Net income	\$ 18,784	\$ 20,420	\$ 20,699
Other comprehensive income:			
Available-for-sale securities:			
Unrealized holding gains arising during the period, net of deferred state taxes	2,294	2,525	10,839
	(302)		

Less reclassification adjustment for realized gains included in net income,
net of state tax effect

Comprehensive income	\$ 20,776	\$ 22,945	\$ 31,538
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The accompanying notes are an integral part of these financial statements.

Harris Preferred Capital Corporation

**Consolidated Statements of Changes in Stockholders' Equity
For the Years Ended December 31, 2010, 2009 and 2008**

	Preferred Stock	Common Stock	Additional Paid-in Capital	(Distributions in Excess of Earnings) in Excess of Distributions	Accumulated Other Comprehensive Income (Loss)	Total Stockholders' Equity
	(In thousands except per share data)					
Balance at December 31, 2007	\$ 250,000	\$ 1	\$ 240,733	\$ 67	\$ (1,007)	\$ 489,794
Net income	\$	\$	\$	\$ 20,699	\$	\$ 20,699
Other comprehensive income					10,839	10,839
Dividends declared on common stock (\$2,650 per share)				(2,650)		(2,650)
Dividends declared on preferred stock (\$1.8438 per share)				(18,438)		(18,438)
Balance at December 31, 2008	\$ 250,000	\$ 1	\$ 240,733	\$ (322)	\$ 9,832	\$ 500,244
Net income	\$	\$	\$	\$ 20,420	\$	\$ 20,420
Other comprehensive income					2,525	2,525
Capital contribution and issuance of common stock			80,000			80,000
Dividends declared on common stock (\$2,261 per share)				(2,261)		(2,261)
Dividends declared on preferred stock (\$1.8438 per share)				(18,438)		(18,438)
Balance at December 31, 2009	\$ 250,000	\$ 1	\$ 320,733	\$ (601)	\$ 12,357	\$ 582,490
Net income	\$	\$	\$	\$ 18,784	\$ 1,992	\$ 18,784 1,992

Other comprehensive income							
Dividends declared on preferred stock (\$1.8438 per share)					(18,438)		(18,438)
Balance at December 31, 2010	\$ 250,000	\$ 1	\$ 320,733	\$	(255)	\$ 14,349	\$ 584,828

The accompanying notes are an integral part of these financial statements.

Harris Preferred Capital Corporation**Consolidated Statements of Cash Flows**

	For the Years Ended December 31		
	2010	2009	2008
	(In thousands)		
Operating Activities:			
Net income	\$ 18,784	\$ 20,420	\$ 20,699
Adjustments to reconcile net income to net cash provided by operating activities:			
Gain on sale of securities	(326)		
Net decrease (increase) in other assets	104		(356)
Net increase (decrease) in accrued expenses and taxes	17	(1)	(17)
Net cash provided by operating activities	\$ 18,579	\$ 20,419	\$ 20,326
Investing Activities:			
Repayments of notes receivable from Harris N.A.	\$ 215	\$ 700	\$ 1,051
Purchases of securities available-for-sale	(394,504)	(336,736)	(265,238)
Proceeds from maturities/redemptions of securities available-for-sale	389,564	272,553	257,763
Proceeds from sales of securities available-for-sale	5,693		
Net cash provided by (used in) investing activities	\$ 968	\$ (63,483)	\$ (6,424)
Financing Activities:			
Cash dividends paid on preferred stock	\$ (18,438)	\$ (18,438)	\$ (18,438)
Cash dividends paid on common stock		(2,261)	(5,650)
Capital contribution and issuance of common stock		80,000	
Net cash (used in) provided by financing activities	\$ (18,438)	\$ 59,301	\$ (24,088)
Net increase (decrease) in cash and cash equivalents with Harris N.A.	\$ 1,109	\$ 16,237	\$ (10,186)
Cash and cash equivalents with Harris N.A. at beginning of year	22,916	6,679	16,865
Cash and cash equivalents with Harris N.A. at end of year	\$ 24,025	\$ 22,916	\$ 6,679
Supplemental Disclosures of Cash Flow Information:			
Cash paid during the year for:			
State Income Taxes	\$ 24		

The accompanying notes are an integral part of these financial statements.

Harris Preferred Capital Corporation

Notes to consolidated Financial Statements

1. Organization and Basis of Presentation

Harris Preferred Capital Corporation (the Company) is a Maryland corporation whose principal business objective is to acquire, hold, finance and manage qualifying real estate investment trust (REIT) assets (the Mortgage Assets), consisting of a limited recourse note or notes (the Notes) issued by Harris N.A. (the Bank) secured by real estate mortgage assets (the Securing Mortgage Loans) and other obligations secured by real property, as well as certain other qualifying REIT assets. The Company holds its assets through a Maryland real estate investment trust subsidiary, Harris Preferred Capital Trust. The Company has elected to be a REIT under sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the Code), and will generally not be subject to Federal income tax to the extent that it meets all of the REIT requirements in the Code Sections 856-860. All of the 1,180 shares of the Company's common stock, par value \$1.00 per share (the Common Stock), are owned by Harris Capital Holdings, Inc. (HCH), a wholly-owned subsidiary of the Bank. On December 30, 1998, the Bank transferred its ownership of the common stock of the Company to HCH. The Bank is required to maintain direct or indirect ownership of at least 80% of the outstanding Common Stock of the Company for as long as any 73/8% Noncumulative Exchangeable Preferred Stock, Series A (the Preferred Shares), \$1.00 par value, is outstanding. The Company was formed to provide the opportunity to invest in residential mortgages and other real estate assets and to provide the Bank with a cost-effective means of raising capital for federal regulatory purposes.

On February 11, 1998, the Company completed an initial public offering (the Offering) of 10,000,000 shares of the Company's Preferred Shares, receiving proceeds of \$242,125,000, net of underwriting fees. The Preferred Shares are traded on the New York Stock Exchange. Concurrent with the issuance of the Preferred Shares, the Bank contributed additional capital of \$250 million to the Company.

On March 4, 2009, the Company amended its Articles of Incorporation to increase the number of authorized shares of Common Stock from 1,000 shares to 5,000 shares. On March 5, 2009, the Company entered into a contribution agreement with HCH pursuant to which the Company agreed to issue and sell 180 shares of Common Stock to HCH for a purchase price of \$444,444.44 per share, or \$80,000,000 in cash. HCH acquired the shares on March 5, 2009 and continues to own 100% of the shares of the Common Stock. The Company utilized proceeds from the Common Stock issuance to acquire assets in a manner consistent with Company investment guidelines.

Events occurring subsequent to the date of the balance sheet have been evaluated for potential recognition or disclosure in the consolidated financial statements.

2. Summary of Significant Accounting Policies

Cash and Cash Equivalents

Cash and cash equivalents include cash on deposit with the Bank and securities purchased from the Bank under agreement to resell.

Allowance for Loan Losses

The allowance for probable loan losses is maintained at a level considered adequate to provide for probable loan losses or losses on Notes Receivable collateralized by loans. The allowance is increased by provisions charged to operating expense and reduced by net charge-offs. Known losses of principal on impaired loans are charged off. The

provision for loan losses is based on past loss experience, management's evaluation of the loan portfolio securing the Mortgage Assets under current economic conditions and management's estimate of anticipated, but as yet not specifically identified, loan losses. Such estimates are reviewed periodically and adjustments, if necessary, are recorded during the periods in which they become known. At December 31, 2010 and 2009, no allowance for loan losses was recorded under this policy.

Harris Preferred Capital Corporation

Notes to consolidated Financial Statements (Continued)

Income Taxes

The Company has elected to be taxed as a REIT commencing with its taxable year ended December 31, 1998 and intends to comply with the provisions of the Code with respect thereto. The Company does not expect to be subject to Federal income tax because assets, income distribution and stock ownership tests in Code Sections 856-860 are met. Accordingly, no provision for federal income taxes is included in the accompanying financial statements. Beginning January 1, 2009 the Company is classified as a captive REIT for Illinois tax purposes. As a captive REIT, the Company will not claim a deduction for dividends paid and will accrue Illinois income tax on Illinois taxable income. At December 31, 2010 the Company has provided \$1.1 million of deferred Illinois taxes on unrealized holdings gains recognized in comprehensive income. At December 31, 2009 the Company provided \$973 thousand of deferred Illinois taxes on unrealized holdings gains recognized in comprehensive income.

The REIT Modernization Act, which took effect on January 1, 2001, modified certain provisions of the Code with respect to the taxation of REITs. A key provision of this tax law change reduced the required level of distributions by a REIT from 95% to 90% of ordinary taxable income.

At December 31, 2010 and 2009, the Company recorded deferred state income taxes related to unrealized holding gains in its investment portfolio. These taxes would be payable in future periods, assuming such gains were realized. During 2010, a security was sold with a gain of \$326 thousand and related state tax payment of \$24 thousand.

Securities

The Company classifies all securities as available-for-sale, even if the Company has no current plans to divest. Available-for-sale securities are reported at fair value with unrealized gains and losses included as a separate component of stockholders' equity net of related tax effects.

Interest income on securities, including amortization of discount or premium on an effective yield basis, is included in earnings. Realized gains and losses, as a result of securities sales, are included in gain or loss on sale of securities in the consolidated statement of income, with the cost of securities sold determined on the specific identification basis.

The Company purchases U.S. Treasury and Federal agency securities from the Bank under agreements to resell identical securities. The amounts advanced under these agreements represent short-term assets and are reflected as securities purchased under agreement to resell in the consolidated balance sheet. Securities purchased under agreement to resell totaled \$24 million at December 31, 2010 compared to \$22 million at December 31, 2009. The securities underlying the agreements are book-entry securities. Securities are transferred by appropriate entry into the Company's account with the Bank under a written custodial agreement with the Bank that explicitly recognizes the Company's interest in these securities.

The Company's investment securities are exposed to various risks such as interest rate, market and credit. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is at least reasonably possible that changes in risks in the near term would materially affect the carrying value of investments in securities available-for-sale currently reported in the consolidated balance sheet.

Available-for-sale securities and other investments are subject to ongoing other-than-temporary impairment reviews. In determining whether a loss is temporary, factors considered include the extent of the unrealized loss, the length of

time that the security has been in an unrealized loss position, the financial condition and near-term prospects of the issuer, and whether the Company has the intent to sell the security or it is more likely than not that the Company will be required to sell the investment before the recovery of the investment's amortized cost basis. If a decline is considered to be other-than-temporary, a write-down is recorded in the Consolidated Statements of

Harris Preferred Capital Corporation

Notes to consolidated Financial Statements (Continued)

Income as other-than-temporary impairment on securities, and a new cost basis is established. In the event an available-for-sale debt security is considered to be other-than-temporarily impaired and the Company does not intend to sell the security, then the amount of the impairment charge equal to the credit loss is recorded in earnings and the remaining non credit-related impairment charge is recorded in other comprehensive income.

New Accounting Pronouncements

The Company adopted Accounting Standards Update (ASU) 2010-06, Improving Disclosures About Fair Value Measurements , as of January 1, 2010. The standard amends ASC 820-10 to require new disclosures about transfers in and out of Level 1 and Level 2 fair value measurements. ASU 2010-06 clarifies existing disclosure requirements regarding the level of disaggregation of each class of assets and liabilities within a line item in the statement of financial condition and the valuation techniques and inputs used to measure fair value for both recurring and nonrecurring fair value measurements that fall in either Level 2 or Level 3 fair value measurements. The adoption of the standard had no impact on the corporation's financial position or results of operations. See Note 6 to the Consolidated Financial Statements for additional information on fair value of financial instruments. The standard also requires new disclosures about the roll forward of activity in Level 3 fair value measurements which will be effective January 1, 2011.

Management's Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

3. Notes Receivable from the Bank

On February 11, 1998, proceeds received from the Offering were used in part to purchase \$356 million of Notes at a fixed rate of 6.4%. The Notes are secured by mortgage loans originated by the Bank. The principal amount of the Notes equals approximately 80% of the aggregate outstanding principal amount of the Securing Mortgage Loans. During 2010, the Company received repayments on the Notes of \$215 thousand compared to 2009 repayments of \$700 thousand. For years ended December 31, 2010, 2009 and 2008, the Bank paid interest on the Notes in the amount of \$222 thousand, \$246 thousand and \$302 thousand, respectively, to the Company.

The Notes are recourse only to the Securing Mortgage Loans that are secured by real property. The Notes mature on October 1, 2027. Payments of principal and interest on the Notes are recorded monthly from payments received on the Securing Mortgage Loans. The Company has a security interest in the real property securing the underlying mortgage loans and is entitled to enforce payment on the Securing Mortgage Loans in its own name if a mortgagor should default. In the event of default, the Company has the same rights as the original mortgagee to foreclose the mortgaged property and satisfy the obligations of the Bank out of the proceeds. The Securing Mortgage Loans are serviced by the Bank, as agent of the Company.

The Company intends that each mortgage loan securing the Notes will represent a first lien position and will be originated in the ordinary course of the Bank's real estate lending activities based on the underwriting standards

generally applied (at the time of origination) for the Bank's own account. The Company also intends that all Mortgage Assets held by the Company will meet market standards, and servicing guidelines promulgated by the Company, and Federal National Mortgage Association (Fannie Mae) and Federal Home Loan Mortgage Corporation (FHLMC) guidelines and procedures.

Harris Preferred Capital Corporation

Notes to consolidated Financial Statements (Continued)

The balance of Securing Mortgage Loans at December 31, 2010 and 2009 was \$4.2 million and \$4.7 million, respectively. The weighted average interest rate on those loans at December 31, 2010 and 2009 was 5.7% and 5.9%, respectively.

None of the Securing Mortgage Loans collateralizing the Notes were on nonaccrual status at December 31, 2010 or 2009.

A majority of the collateral securing the underlying mortgage loans is located in Illinois. The financial viability of customers in Illinois is, in part, dependent on that state's economy. The Company's maximum risk of accounting loss, should all customers in Illinois fail to perform according to contract terms and all collateral prove to be worthless, was approximately \$2.6 million at December 31, 2010 and \$2.9 million at December 31, 2009.

4. Securities

The amortized cost and estimated fair value of securities available-for-sale were as follows:

	December 31, 2010			December 31, 2009				
	Amortized Cost	Unrealized Gains	Unrealized Losses	Fair Value	Amortized Cost	Unrealized Gains	Unrealized Losses	Fair Value
(In thousands)								
Available-for-Sale Securities								
Residential mortgage-backed	\$ 501,435	\$ 17,439	\$ 1,963	\$ 516,911	\$ 501,861	\$ 14,214	\$ 885	\$ 515,190
U.S. Treasury Bills	40,000			40,000	40,000		1	39,999
Total Securities	\$ 541,435	\$ 17,439	\$ 1,963	\$ 556,911	\$ 541,861	\$ 14,214	\$ 886	\$ 555,189

The following table summarizes residential mortgage-backed securities with unrealized losses as of December 31, 2010 and 2009, the amount of the unrealized loss and the related fair value of the securities with unrealized losses. The unrealized losses have been further segregated by residential mortgage-backed securities that have been in a continuous unrealized loss position for less than 12 months and those that have been in a continuous unrealized loss position for 12 or more months. As of December 31, 2010 there were no securities that were in a loss position for 12 or more months. Management believes that all of the unrealized losses are temporary, since the unrealized losses on investments in mortgage-backed securities and U.S. Treasuries reflect changes in interest rates rather than credit deterioration. The contractual cash flows of these securities are guaranteed by a U.S. government-sponsored enterprise. It is expected that the securities would not be settled at a price less than the amortized cost of the investment. Because the decline in fair value is attributable to changes in interest rates and not credit quality, and because the Company has the ability and intent to hold these investments until a market price recovery or maturity, these investments are not considered other-than-temporarily impaired. There was a \$302 thousand reclassification adjustment for realized securities gains to other comprehensive income during 2010. There were no reclassification adjustments to other comprehensive income during 2009 or 2008.

December 31, 2010

	Length of Continuous Unrealized Loss Position					
	Less than 12 months		12 months or longer		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses
	(In thousands)					
Residential mortgage-backed	\$ 79,133	\$ 1,963	\$	\$	\$ 79,133	\$ 1,963
Total	\$ 79,133	\$ 1,963	\$	\$	\$ 79,133	\$ 1,963

Harris Preferred Capital Corporation

Notes to consolidated Financial Statements (Continued)

December 31, 2009

	Length of Continuous Unrealized Loss Position					
	Less than 12 months		12 months or longer		Total	
	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses
	(In thousands)					
Residential mortgage-backed	\$ 104,988	\$ 885	\$	\$	\$ 104,988	\$ 885
U.S. Treasury bills	39,999	1			39,999	1
Total	\$ 144,987	\$ 886	\$	\$	\$ 144,987	\$ 886

The amortized cost and estimated fair value of total available-for-sale securities at December 31, 2010, by contractual maturity, are shown below. Expected maturities can differ from contractual maturities since borrowers may have the right to call or prepay obligations with or without call or prepayment penalties.

	December 31, 2010	
	Amortized Cost	Fair Value
	(In thousands)	
Maturities:		
Within 1 year	\$ 47,993	\$ 48,053
1 to 5 years	13,231	13,703
5 to 10 years	120,155	128,564
Over 10 years	360,056	366,591
Total Securities	\$ 541,435	\$ 556,911

5. Fair Value Measurements

The Company follows the guidance within FASB ASC 820, Fair Value Measurements and Disclosures, in determining the accounting for and disclosure of fair values of its assets and liabilities. The pronouncement provides methods for measuring fair value, establishes a fair value hierarchy and requires expanded disclosure. It applies when other standards require or permit assets or liabilities to be measured at fair value.

Fair value represents the estimate of the proceeds to be received, or paid in the case of a liability, in a current transaction between willing parties. ASC 820 establishes a fair value hierarchy to categorize the inputs used in

valuation techniques to measure fair value. Inputs are either observable or unobservable in the marketplace. Observable inputs are based on market data from independent sources and unobservable inputs reflect the reporting entity's assumptions about market participant assumptions used to value an asset or liability. Level 1 includes quoted prices in active markets for identical instruments. Level 2 includes quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in inactive markets; and model-derived valuations using observable market information for significant inputs. Level 3 includes valuation techniques where one or more significant inputs are unobservable. Financial instruments are classified according to the lowest level input that is significant to their valuation. A financial instrument that has a significant unobservable input along with significant observable inputs may still be classified Level 3.

The Company uses a fair value hierarchy to categorize the inputs used in valuation techniques to measure fair value. Level 1 relies on the use of quoted market prices. Level 2 relies on internal models using observable market information as inputs and Level 3 relies on internal models without observable market information. The Company has investments in U.S. Treasury securities that are classified as Level 1, and has U.S. government sponsored residential mortgage-backed securities that are classified in Level 2 of the fair value hierarchy. External vendors

Harris Preferred Capital Corporation

Notes to consolidated Financial Statements (Continued)

typically use pricing models to determine fair values for the securities. Standard market inputs include benchmark yields, reported trades, broker/dealer quotes, issuer spreads, two-sided markets and additional market reference data.

The valuations of assets that are measured at fair value on a recurring basis at December 31, 2010 and 2009 are presented in the following table.

	Fair Value	Fair Value Measurements Using		
	12/31/10	Level 1	Level 2	Level 3
	(In thousands)			
Available-for-sale securities:				
Residential mortgage-backed	\$ 516,911	\$	\$ 516,911	\$
U.S. Treasury	40,000	40,000		
	\$ 556,911	\$ 40,000	\$ 516,911	\$

	Fair Value	Fair Value Measurements Using		
	12/31/09	Level 1	Level 2	Level 3
	(In thousands)			
Available-for-sale securities:				
Residential mortgage-backed	\$ 515,190	\$	\$ 515,190	\$
U.S. Treasury	39,999	39,999		
	\$ 555,189	\$ 39,999	\$ 515,190	\$

6. Fair Value of Financial Instruments

FASB ASC 825, Financial Instruments, requires the disclosure of estimated fair values for both on and off-balance-sheet financial instruments. The Company's fair values are based on quoted market prices when available. For financial instruments not actively traded, such as certain loans, deposits, off-balance-sheet transactions and long-term borrowings, fair values have been estimated using various valuation methods and assumptions. The fair value estimates presented herein are not necessarily indicative of the amounts the Company could realize in an actual transaction. The fair value estimation methodologies employed by the Company were as follows:

Fair value was assumed to equal carrying value for cash on deposit with the Bank, securities purchased under agreement to resell and accrued interest receivable, due to their short term nature.

The fair value of notes receivable from the Bank was estimated using a discounted cash flow calculation utilizing current market rates offered by the Bank as the discount rates.

The fair value of securities available-for-sale and the methods used to determine fair value are provided in Notes 4 and 5.

Harris Preferred Capital Corporation**Notes to consolidated Financial Statements (Continued)**

The estimated fair values of the Company's financial instruments at December 31, 2010 and 2009 are presented in the following table:

	December 31, 2010		December 31, 2009	
	Carrying Value	Fair Value	Carrying Value	Fair Value
	(In thousands)			
Assets				
Cash on deposit with Harris N.A.	\$ 525	\$ 525	\$ 916	\$ 916
Securities purchased from Harris N.A. under agreement to resell	23,500	23,500	22,000	22,000
Notes receivable from Harris N.A.	3,369	4,758	3,584	4,908
Securities available-for-sale	556,911	556,911	555,189	555,189
Accrued interest receivable	1,781	1,781	1,885	1,885
Total on-balance-sheet financial assets	\$ 586,086	\$ 587,475	\$ 583,574	\$ 584,898

7. Common and Preferred Stock

On February 11, 1998, the Company issued 10,000,000 Preferred Shares, Series A, at a price of \$25 per share pursuant to its Registration Statement on Form S-11. Proceeds from this issuance, net of underwriting fees, totaled \$242,125,000. The liquidation value of each Preferred Share is \$25 plus any authorized, declared and unpaid dividends. The Preferred Shares are redeemable at the option of the Company, in whole or in part, at the liquidation preference thereof, plus the quarterly accrued and unpaid dividends, if any, to the date of redemption. The Company may not redeem the Preferred Shares without prior approval from the Office of the Comptroller of the Currency or the appropriate successor or other federal regulatory agency. Except under certain limited circumstances, as defined, the holders of the Preferred Shares have no voting rights. The Preferred Shares are automatically exchangeable for a new series of preferred stock of the Bank upon the occurrence of certain events.

Holders of Preferred Shares are entitled to receive, if declared by the Board of Directors of the Company, noncumulative dividends at a rate of 73/8% per annum of the \$25 per share liquidation preference (an amount equivalent to \$1.84375 per share per annum). Dividends on the Preferred Shares, if authorized and declared, are payable quarterly in arrears on March 30, June 30, September 30, and December 30 each year. Dividends declared to the holders of the Preferred Shares for the years ended December 31, 2010 and 2009 were \$18,438,000 in both years. The allocations of the distributions declared and paid for income tax purposes for the year ended December 31, 2010 were 100% ordinary income for the dividends paid in Quarters 1, 2 and 3 and 92.99% ordinary and 7.01% capital gain for the dividend paid in the 4th quarter of 2010. For year ended December 31, 2009, the dividends were 100% of ordinary income.

On December 30, 1998, the Bank contributed the Common Stock of the Company to HCH. The Bank is required to maintain direct or indirect ownership of at least 80% of the outstanding Common Stock of the Company for as long as any Preferred Shares are outstanding. Dividends on Common Stock are paid if and when authorized and declared by

the Board of Directors out of funds legally available after all preferred dividends have been paid. On March 4, 2009, the Company amended its Articles of Incorporation to increase the number of authorized shares of Common Stock from 1,000 shares to 5,000 shares. On March 5, 2009, the Company sold 180 shares of Common Stock to HCH for a purchase price of \$444,444.44 per share, or \$80,000,000 in cash to bring the number of shares outstanding to 1,180. On December 30, 2009, the Company paid a cash dividend of \$2 million (declared on December 2, 2009), on the outstanding common shares to the stockholder of record on December 15, 2009. Part of this dividend (\$17,291) will be considered a return of capital to the Company's common shareholder rather than ordinary income. This has no impact on holders of the Preferred Stock. On June 22, 2009, the Company paid a cash dividend of \$261 thousand (declared on May 28, 2009), on the outstanding common shares to the stockholders of

Harris Preferred Capital Corporation

Notes to consolidated Financial Statements (Continued)

record on June 15, 2009. The Company made the election under Internal Revenue Code Section 858(a) to treat this dividend as having been paid in 2008.

8. Transactions with Affiliates

The Company entered into an advisory agreement (the *Advisory Agreement*) with the Bank pursuant to which the Bank administers the day-to-day operations of the Company. The Bank is responsible for (i) monitoring the credit quality of Mortgage Assets held by the Company; (ii) advising the Company with respect to the reinvestment of income from and payments on, and with respect to, the acquisition, management, financing, and disposition of the Mortgage Assets held by the Company; and (iii) monitoring the Company's compliance with the requirements necessary to qualify as a REIT.

The Advisory Agreement in effect for 2010, 2009 and 2008 entitled the Bank to receive advisory fees of \$167 thousand, \$196 thousand, and \$208 thousand, respectively for processing, recordkeeping, legal, management and other services.

The Securing Mortgage Loans are serviced by the Bank pursuant to the terms of a servicing agreement (the *Servicing Agreement*). The Bank receives a fee equal to 0.25% per annum on the principal balances of the loans serviced. The Servicing Agreement requires the Bank to service the mortgage loans in a manner generally consistent with accepted secondary market practices, and servicing guidelines promulgated by the Company and with Fannie Mae and FHLMC guidelines and procedures. In 2010, 2009 and 2008 the Bank received payments of \$11 thousand, \$12 thousand and \$15 thousand, respectively.

The Company purchases U.S. Treasury and Federal agency securities from the Bank under agreements to resell identical securities. At December 31, 2010, the Company held \$24 million of such assets and earned \$85 thousand of interest from the Bank during 2010. At December 31, 2009, the Company held \$22 million of such assets and earned \$31 thousand of interest for 2009. The Company receives rates on these assets comparable to the rates that the Bank offers to unrelated counterparties under similar circumstances.

9. Operating Segment

The Company's operations consist of monitoring and evaluating the investments in mortgage assets. Accordingly, the Company operates in only one segment. The Company has no external customers and transacts most of its business with the Bank.

10. Commitments and Contingencies

Legal proceedings in which the Company is a defendant may arise in the normal course of business. At December 31, 2010 and 2009, there was no pending litigation against the Company.

Harris Preferred Capital Corporation**Notes to consolidated Financial Statements (Continued)****11. Quarterly Financial Information (unaudited)**

The following table sets forth selected quarterly financial data for the Company:

	Year Ended December 31, 2010				Year Ended December 31, 2009			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
	(In thousands except per share data)							
Total interest income	\$ 5,350	\$ 5,211	\$ 5,062	\$ 4,843	\$ 5,456	\$ 5,683	\$ 5,860	\$ 5,636
Total noninterest income				326				
Total operating expenses	195	119	61	154	179	118	134	176
Net income before income taxes	\$ 5,155	\$ 5,092	\$ 5,001	\$ 5,015	\$ 5,277	\$ 5,565	\$ 5,726	\$ 5,460
Applicable state income taxes	376	371	365	367	385	406	418	399
Net Income	\$ 4,779	\$ 4,721	\$ 4,636	\$ 4,648	\$ 4,892	\$ 5,159	\$ 5,308	\$ 5,061
Preferred dividends	4,609	4,609	4,610	4,610	4,609	4,609	4,610	4,610
Net income available to common stockholder	\$ 170	\$ 112	\$ 26	\$ 37	\$ 283	\$ 550	\$ 698	\$ 451
Basic and diluted earnings per common share	\$ 144	\$ 94	\$ 23	\$ 32	\$ 268	\$ 466	\$ 593	\$ 381

Financial Statements of Harris N.A.

The following unaudited financial information and audited financial statements for the Bank are included because the Preferred Shares are automatically exchangeable for a new series of preferred stock of the Bank upon the occurrence of certain events.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

2010 Compared to 2009

Summary

For 2010, Harris N.A. and subsidiaries (Bank) reported net income available for common stockholder of \$110 thousand, compared to a net loss of \$112.8 million for 2009, reflecting a significant reduction in the provision for loan losses. Results for 2010 also include the impact associated with both the Diners Club North American (Diners Club) franchise purchased from an unrelated bank, which closed on December 31, 2009, and the acquisition of certain assets and liabilities of Rockford, IL based AMCORE Bank, N.A. (AMCORE) from the Federal Deposit Insurance Corporation (FDIC) on April 23, 2010.

Net interest income was \$878.6 million, down \$14.2 million or 1.6 percent from a year ago, as lower earnings on loans and securities available-for-sale were largely offset by a reduction in the cost of deposits and the additional net interest income associated with the acquisition of AMCORE and Diners Club. Average earning assets of \$40.5 billion in 2010 were up slightly from 2009, as a \$3.2 billion increase in interest bearing deposits placed at the Federal Reserve Bank was offset by a \$1.5 billion decrease in loan balances and a \$1.4 billion decline in securities and money market assets. The impact on interest income from a \$0.3 billion increase in earning assets was more than offset by a 6 basis point decline in the net interest margin to 2.23 percent from 2.29 percent for 2009. The lower margin reflects reduced yield on loans and a lower rate of return on securities available-for-sale as well as an increase in the level of low-yielding interest bearing deposits placed at the Federal Reserve Bank, partially offset by lower interest costs of deposits.

Provision for loan losses for 2010 was \$312.7 million, a decrease of \$231.7 million from last year. The decline is attributed to decreases in both commercial and consumer net charge-offs as well as a reduction in the general provision for consumer loan losses, partially offset by provisions of \$39.1 million for the Diners Club card portfolio and \$22.4 million for modified mortgages. Net loan charge-offs for the year were \$295.5 million compared to \$437.9 million in 2009 primarily due to lower commercial charge-offs. The provision for loan losses is based on past loss experience, management's evaluation of the loan portfolio under current economic conditions and management's estimate of losses inherent in the portfolio.

Noninterest income for 2010 was \$568.5 million, an increase of \$85.5 million or 17.7 percent from 2009. The \$113.4 million of additional charge card income associated with the Diners Club credit card portfolio and higher trust fees (\$11.4 million) and trading income (\$9.3 million) were partially offset by decreases in net gains on equity securities and securities other than trading (\$29.4 million), service charges and fees (\$9.0 million) and foreign exchange trading gains (\$6.6 million).

Noninterest expenses were \$1,166.4 million during 2010, an increase of \$124.1 million or 11.9 percent from 2009. Higher costs associated with the Diners Club credit card portfolio (\$45.0 million) and the acquisition of AMCORE (\$82.8 million of which \$26.4 million is directly related to integration activities) drove the increase. Excluding these costs, noninterest expenses decreased \$3.1 million or 0.3 percent as a reduction in FDIC insurance (\$17.1 million), charges for intercompany services (\$7.8 million), and net occupancy costs (\$6.2 million) were largely offset by higher costs associated with recent marketing campaigns (\$16.8 million) and credit reserves for off-balance sheet risks (\$10.6 million). The income tax benefit decreased \$65.9 million from 2009 primarily due to the increase in pre-tax income between periods. The tax benefit also includes the benefit of certain tax exempt loans and investments as well as bank owned life insurance.

Nonperforming loans at December 31, 2010 totaled \$896 million or 4.00 percent of total loans, up from \$486 million or 2.20 percent of total loans at December 31, 2009. The increase was mainly in commercial real estate loans partially offset by sales of loans in 2009 and 2010 to psp Holdings, LLC (psp), a subsidiary of Harris Financial Corp., in the amount of \$503 million and \$272 million, respectively. At December 31, 2010, the allowance for loan losses was \$706.1 million, equal to 3.16 percent of loans outstanding compared to \$680.8 million or 2.94 percent of loans outstanding at December 31, 2009. Coverage of nonperforming loans by the allowance for loan losses decreased from 140 percent at December 31, 2009 to 79 percent at December 31, 2010

At December 31, 2010, consolidated stockholder's equity of the Bank amounted to \$5.2 billion, up \$960 million from December 31, 2009, mainly due to capital contributions from Harris Bankcorp, Inc. of approximately \$1.0 billion during the year. Return (loss) on equity was nil for the year compared to (2.94) percent last year. Return (loss) on assets was also nil compared to (0.25) percent a year ago. The Bank did not declare any dividends on common stock in either 2010 or 2009.

At December 31, 2010, Tier 1 capital of the Bank amounted to \$4.4 billion, up \$0.9 billion from a year ago, while risk-weighted assets declined by \$3.0 billion to \$27.7 billion. The Bank's December 31, 2010 Tier 1 and total risk-based capital ratios were 15.98 percent and 17.87 percent compared to respective ratios of 11.46 percent and 13.55 percent at December 31, 2009. The regulatory leverage capital ratio was 9.64 percent as of December 31, 2010 and 8.82 percent at year-end 2009. The Bank's capital ratios significantly exceed the prescribed regulatory minimum for well-capitalized banks.

2009 Compared to 2008

Summary

For 2009, Harris N.A. and subsidiaries (Bank) reported a net loss of \$112.8 million, \$9.6 million more than the 2008 loss of \$103.2 million. The Bank's results continue to be affected by higher levels of provision for loan losses reflecting the challenging credit environment.

Net interest income was \$892.8 million, down \$111.7 million or 11.1 percent from a year ago, largely due to a 27 basis point decline in the net interest margin to 2.29 percent from 2.56 percent for 2008. The lower margin reflects reduced income due to a higher level of non-accrual loans, a lower rate of return on securities available-for-sale and an increase in low-yield deposits placed at the Federal Reserve Bank. Average earning assets of \$40.2 billion in 2009 were essentially unchanged from 2008, as a \$3.1 billion decrease in loan balances and a \$1.8 billion decline in securities and money market assets were offset by a \$4.9 billion increase in interest bearing deposits placed at the Federal Reserve Bank.

Provision for loan losses for 2009 was \$544.4 million, a decrease of \$44.7 million from last year. The decline is attributed to decreases in reserves for specific commercial credits, partially offset by increases in general reserves in the retail portfolio as well as elevated retail charge-offs. Net loan charge-offs for the year were \$437.9 million compared to \$414.1 million in the same period last year primarily due to higher retail charge-offs. In 2009, Harris N.A. sold \$503 million (net of \$110 million in charge-offs) of commercial non-performing loans to psp Holdings, LLC (psp), a subsidiary of Harris Financial Corp. The provision for loan losses is based on past loss experience, management's evaluation of the loan portfolio under current economic conditions and management's estimate of losses inherent in the portfolio.

Noninterest income for 2009 was \$483.0 million, an increase of \$19.7 million or 4.3 percent from 2008. This reflects higher gains on sale of loans (\$26.7 million), increased trading income (\$12.5 million) and letter of credit fees (\$4.6 million) partially offset by decreases in net gains on equity securities and securities other than trading (\$14.2 million), trust fees (\$8.4 million), and bank-owned life insurance income (\$7.0 million) during the year.

Noninterest expenses were \$1,042.2 million during 2009, a decrease of \$17.5 million or 1.7 percent from 2008. While 2009 included an increase in FDIC insurance costs of \$45.8 million and a \$3.0 million reversal of Visa indemnification charges, 2008 reflected charges of \$21.8 million related to auction rate securities and a \$16.3 million reversal of Visa indemnification charges. Excluding these items, expenses decreased \$54.8 million or 5.3 percent year over year primarily as a result of lower charges for intercompany services (\$21.9 million), professional fees (\$14.9 million), marketing costs (\$6.2 million), and outside information processing, database and network fees

(\$5.1 million). Total income tax benefit increased \$20.3 million for the year, primarily due to the increase in the level of pre-tax loss.

Nonperforming loans at December 31, 2009 totaled \$486 million or 2.20 percent of total loans, up from \$318 million or 1.21 percent of total loans at December 31, 2008 and reflect the sale of loans in 2008 and 2009 to BMO Chicago Branch and psps in the amount of \$472 million and \$503 million respectively. At December 31, 2009, the allowance for loan losses was \$680.8 million, equal to 2.94 percent of loans outstanding compared to

\$574.2 million or 2.18 percent of loans outstanding at December 31, 2008. Coverage of nonperforming loans by the allowance for loan losses decreased from 181 percent at December 31, 2008 to 140 percent at December 31, 2009.

At December 31, 2009, consolidated stockholder's equity of the Bank amounted to \$4.3 billion, up \$150 million from December 31, 2008, mainly due to a capital contribution from Harris Bankcorp of \$150 million in 2009. Loss on equity was (2.94) percent for the year, compared to (2.51) percent last year. Loss on assets was (0.25) percent compared to (0.23) percent a year ago. The Bank did not declare any dividends on common stock in 2009; \$38 million was declared and paid in 2008.

At December 31, 2009, Tier 1 capital of the Bank amounted to \$3.5 billion, down \$0.1 billion from a year ago, while risk-weighted assets declined by \$3.2 billion to \$30.7 billion. The Bank's December 31, 2009 Tier 1 and total risk-based capital ratios were 11.46 percent and 13.55 percent compared to respective ratios of 10.57 percent and 12.69 percent at December 31, 2008. The regulatory leverage capital ratio was 8.82 percent as of December 31, 2009 and 7.24 percent at year-end 2008. The Bank's capital ratios significantly exceed the prescribed regulatory minimum for well-capitalized banks.

Independent Auditors Report

The Stockholder and Board of Directors
Harris N.A.:

We have audited the accompanying consolidated statements of condition of Harris N.A. and subsidiaries (the Company), an indirect wholly-owned subsidiary of Bank of Montreal, as of December 31, 2010 and 2009, and the related consolidated statements of income, comprehensive income (loss), changes in stockholder's equity, and cash flows for each of the years in the three-year period ended December 31, 2010. These consolidated financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Harris N.A. and subsidiaries as of December 31, 2010 and 2009, and the results of their operations and their cash flows for each of the years in the three-year period ended December 31, 2010, in conformity with U.S. generally accepted accounting principles.

/s/KPMG LLP

Chicago, Illinois
March 31, 2011

Harris N.A. and Subsidiaries
Consolidated Statements of Condition

	December 31	
	2010	2009
	(In thousands except share date)	
Assets		
Cash and demand balances due from banks	\$ 734,907	\$ 904,865
Money market assets:		
Interest-bearing deposits at banks (\$14.1 billion and \$8.4 billion held at Federal Reserve Bank at December 31, 2010 and 2009, respectively)	15,014,090	9,231,581
Federal funds sold and securities purchased under agreement to resell	1,255,313	174,979
Total cash and cash equivalents	\$ 17,004,310	\$ 10,311,425
Securities available-for-sale at fair value	5,674,981	5,898,831
Trading account assets and derivative instruments	1,161,940	1,353,509
Loans, net of unearned income	22,372,665	23,175,717
Allowance for loan losses	(706,101)	(680,782)
Net loans	\$ 21,666,564	\$ 22,494,935
Loans held for sale	29,915	29,974
Premises and equipment, net	547,567	526,623
Bank-owned insurance	1,373,099	1,339,657
Goodwill and other intangible assets, net	894,074	817,507
Other assets	1,673,910	1,199,166
Total assets	\$ 50,026,360	\$ 43,971,627
Liabilities		
Deposits in domestic offices noninterest-bearing	\$ 9,204,496	\$ 9,704,773
interest-bearing (includes \$1.3 billion and \$0.7 billion measured at fair value at December 31, 2010 and 2009, respectively)	23,021,378	18,968,058
Deposits in foreign offices noninterest-bearing	2,718,059	
interest-bearing	1,518,884	1,622,410
Total deposits	\$ 36,462,817	\$ 30,295,241
Federal funds purchased	194,251	236,099
Securities sold under agreement to repurchase	864,918	2,512,490
Short-term borrowings	1,427,794	717,050
Accrued interest, taxes and other	197,434	172,618
Accrued pension and post-retirement	26,753	58,393
Other liabilities	648,413	643,289
Long-term notes senior/unsecured	2,396,500	2,396,500
Long-term notes senior/secured	2,375,000	2,375,000
Long-term notes subordinated	200,000	292,750

Total liabilities	\$ 44,793,880	\$ 39,699,430
Stockholder s Equity		
Common stock (\$10 par value); authorized 40,000,000 shares; issued and outstanding 19,989,512 and 17,534,512 shares at December 31, 2010 and December 31, 2009, respectively	\$ 199,895	\$ 175,345
Surplus	3,297,290	2,322,917
Retained earnings	1,621,829	1,621,719
Accumulated other comprehensive loss	(136,534)	(97,784)
Stockholder s equity before noncontrolling interest preferred stock of subsidiary	\$ 4,982,480	\$ 4,022,197
Noncontrolling interest preferred stock of subsidiary	250,000	250,000
Total stockholder s equity	\$ 5,232,480	\$ 4,272,197
Total liabilities and stockholder s equity	\$ 50,026,360	\$ 43,971,627

The accompanying notes to consolidated financial statements are an integral part of these statements.

Harris N.A. and Subsidiaries**Consolidated Statements of Operations**

	For The Years Ended December 31		
	2010	2009	2008
	(In thousands)		
Interest Income			
Loans	\$ 1,036,732	\$ 1,152,281	\$ 1,452,034
Money market assets:			
Deposits at banks	29,051	19,418	30,469
Federal funds sold and securities purchased under agreements to resell	333	151	16,326
Trading account assets	10,267	9,009	20,338
Securities available-for-sale:			
U.S. Treasury and federal agency	48,927	100,689	246,674
State and municipal	49,284	54,174	52,387
Other	14,025	15,427	19,473
Total interest income	\$ 1,188,619	\$ 1,351,149	\$ 1,837,701
Interest Expense			
Deposits	\$ 176,506	\$ 307,166	\$ 609,830
Short-term borrowings	6,359	7,982	61,295
Short-term senior notes	4	1,726	15,483
Long-term notes senior/unsecured	91,656	88,276	68,190
Long-term notes senior/secured	33,927	49,183	67,621
Long-term notes subordinated	1,587	4,005	10,795
Total interest expense	\$ 310,039	\$ 458,338	\$ 833,214
Net Interest Income	\$ 878,580	\$ 892,811	\$ 1,004,487
Provision for loan losses	312,741	544,413	589,108
Net Interest Income after Provision for Loan Losses	\$ 565,839	\$ 348,398	\$ 415,379
Noninterest Income			
Trust and investment management fees	\$ 90,112	\$ 78,724	\$ 87,164
Net money market and bond trading income, including derivative activity	29,585	20,270	7,737
Foreign exchange trading gains, net	4,821	11,462	6,900
Service charges and fees	193,185	202,156	202,362
Charge card income	113,395	416	439
Equity securities gains, net	7,490	8,365	49,884
Net securities gains, other than trading	6,504	35,037	10,956
Other-than-temporary impairment of securities	(5,112)	(1,350)	(4,571)
Bank-owned insurance	46,160	45,047	52,054

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Letter of credit fees	22,341	20,674	16,035
Net gains on loans held for sale	19,031	21,680	4,471
Net losses on loan sales to affiliates			(9,453)
Other	40,993	40,555	39,355
Total noninterest income	\$ 568,505	\$ 483,036	\$ 463,333
Noninterest Expenses			
Salaries and other compensation	\$ 440,811	\$ 407,958	\$ 409,751
Pension and other employee benefits	100,625	103,006	103,887
Net occupancy	101,231	100,651	99,149
Equipment	76,345	68,055	69,137
Marketing	59,801	41,411	47,655
Communication and delivery	33,510	29,546	31,458
Professional fees	106,466	90,855	105,724
Outside information processing, database and network fees	38,933	34,803	39,927
FDIC insurance	45,767	61,977	16,165
Intercompany services, net	(7,088)	(1,503)	20,384
Restructuring reversal		(702)	(2,664)
Visa indemnification reversal	(7,500)	(3,000)	(16,300)
Charge card expense	26,637		
Provision for off-balance sheet credit losses	10,253	(314)	381
Auction rate security charge			21,825
Amortization of intangibles	25,966	25,409	27,865
Other	114,602	84,094	85,391
Total noninterest expenses	\$ 1,166,359	\$ 1,042,246	\$ 1,059,735
Loss before income tax benefit	\$ (32,015)	\$ (210,812)	\$ (181,023)
Applicable income tax benefit	(50,563)	(116,497)	(96,219)
Net income (loss)	\$ 18,548	\$ (94,315)	\$ (84,804)
Less: noncontrolling interest dividends on preferred stock of subsidiary	18,438	18,438	18,438
Net Income (Loss) Available for Common Stockholder	\$ 110	\$ (112,753)	\$ (103,242)

The accompanying notes to consolidated financial statements are an integral part of these statements.

Harris N.A. and Subsidiaries**Consolidated Statements of Comprehensive Income (Loss)**

	For The Years Ended December 31		
	2010	2009	2008
	(In thousands)		
Net income (loss)	\$ 18,548	\$ (94,315)	\$ (84,804)
Other comprehensive (loss) income:			
Cash flow hedges:			
Net unrealized (loss) gain on derivative instruments, net of tax (benefit) expense of (\$7,118) in 2010, \$31,935 in 2009 and (\$68,427) in 2008	(13,219)	59,307	(127,075)
Reclassification adjustment for realized loss included in net income (loss), net of tax benefit of \$2,134 in 2010, \$3,447 in 2009 and \$5,090 in 2008	3,962	6,402	9,452
Pension and postretirement medical benefit plans:			
Net (loss) gain and net prior service cost, net of tax (benefit) expense of (\$10,015) in 2010, \$18,182 in 2009 and (\$54,953) in 2008	(15,027)	33,764	(102,256)
Amortization included in net periodic benefit cost, net of tax benefit of \$2,652 in 2010, \$1,466 in 2009 and \$431 in 2008	4,924	2,723	800
Securities available-for-sale:			
Unrealized holding (losses) gains arising during the period, net of tax (benefit) expense of (\$10,813) in 2010, \$9,844 in 2009 and \$24,931 in 2008	(18,329)	28,833	47,283
Reclassification adjustment for realized gains included in net income (loss), net of tax expense of \$571 in 2010, \$12,263 in 2009 and \$3,835 in 2008	(1,061)	(22,774)	(7,121)
Other comprehensive (loss) income	\$ (38,750)	\$ 108,255	\$ (178,917)
Comprehensive (loss) income	\$ (20,202)	\$ 13,940	\$ (263,721)
Comprehensive income related to noncontrolling interest	18,438	18,438	18,438
Comprehensive loss available for common stockholder	\$ (38,640)	\$ (4,498)	\$ (282,159)

The accompanying notes to consolidated financial statements are an integral part of these statements.

Harris N.A. and Subsidiaries

Consolidated Statements of Changes in Stockholder's Equity

	Common		Retained	Accumulated Noncontrolling Other Comprehensive	Interest - Preferred Stock Of Subsidiary	Total Stockholder's Equity
	Stock	Surplus	Earnings (In thousands except per share data)	Loss		
Balance at December 31, 2007	\$ 155,148	\$ 1,780,609	\$ 1,879,907	\$ (27,322)	\$ 250,000	\$ 4,038,342
Stock option exercise		1,972				1,972
Tax benefit from stock option exercise		1,779				1,779
Net (loss) income			(103,242)		18,438	(84,804)
Dividends (\$2.37 per common share)			(38,000)			(38,000)
Dividends preferred stock of subsidiary					(18,438)	(18,438)
Other comprehensive loss				(178,917)		(178,917)
Issuance of common stock and contribution to capital surplus	16,347	387,669				404,016
Adoption to initially apply FASB ASC 715-60			(313)			(313)
Adoption of measurement date provisions of FASB ASC 715, net of tax of \$2,090			(3,880)	200		(3,680)
Balance at December 31, 2008	\$ 171,495	\$ 2,172,029	\$ 1,734,472	\$ (206,039)	\$ 250,000	\$ 4,121,957
Stock option exercise		1,824				1,824
		2,914				2,914

Tax benefit from stock option exercise							
Net (loss) income			(112,753)		18,438		(94,315)
Dividends preferred stock of subsidiary					(18,438)		(18,438)
Other comprehensive income					108,255		108,255
Issuance of common stock and contribution to capital surplus	3,850	146,150					150,000
Balance at December 31, 2009	\$ 175,345	\$ 2,322,917	\$ 1,621,719	\$ (97,784)	\$ 250,000		\$ 4,272,197
Stock option exercise		1,628					1,628
Tax benefit from stock option exercise		4,295					4,295
Net income			110		18,438		18,548
Dividends preferred stock of subsidiary					(18,438)		(18,438)
Other comprehensive loss					(38,750)		(38,750)
Issuance of common stock and contribution to capital surplus	24,550	968,450					993,000
Balance at December 31, 2010	\$ 199,895	\$ 3,297,290	\$ 1,621,829	\$ (136,534)	\$ 250,000		\$ 5,232,480

The accompanying notes to consolidated financial statements are an integral part of these statements.

Harris N.A. and Subsidiaries**Consolidated Statements of Cash Flows**

	For The Years Ended December 31		
	2010	2009	2008
Cash Flows from Operating Activities:			
Net income (loss)	\$ 18,548	\$ (94,315)	\$ (84,804)
Less: noncontrolling interest dividends on preferred stock of subsidiary	18,438	18,438	18,438
Net income (loss) available for common stockholder	\$ 110	\$ (112,753)	\$ (103,242)
Adjustments to determine net cash flows provided by (used in) operating activities:			
Provision for loan losses	312,741	544,413	589,108
Depreciation and amortization, including intangibles	111,617	99,123	94,602
Deferred tax (benefit) expense	(74,929)	33,256	1,505
Tax benefit from stock options exercise	4,295	2,914	1,779
Other-than-temporary impairment on securities	5,112	1,350	4,571
Net gains on securities, other than trading	(6,504)	(35,037)	(10,956)
Net equity investment gains	(7,490)	(8,365)	(49,884)
Increase in bank-owned insurance	(33,442)	(35,342)	(39,359)
Net decrease (increase) in trading securities	182,365	(6,367)	(1,231,304)
Decrease in accrued interest receivable	21,567	42,958	42,695
Increase in prepaid expenses	(47,979)	(111,301)	(3,417)
Decrease in accrued interest payable	(777)	(62,672)	(25,945)
Increase (decrease) in other accrued expenses	158,454	34,167	(91,244)
Net change in pension and post retirement benefits	(49,106)	(57,405)	(72,462)
Origination of loans held for sale	(821,386)	(1,379,863)	(417,250)
Proceeds from sale of loans held for sale	840,476	1,401,113	454,872
Net gains on loans held for sale	(19,031)	(21,680)	(4,471)
Net (gains) losses on sale of premises and equipment	(866)	(2,605)	399
Net losses on loan sales to affiliates			9,453
Net change in due from parent	(2,701)	3,845	741
Visa indemnification reversal	(7,500)	(3,000)	(16,300)
Other, net	(91,188)	(13,969)	91,115
Net cash provided by (used in) operating activities	\$ 473,838	\$ 312,780	\$ (774,994)
Cash Flows from Investing Activities:			
Proceeds from sales of securities available-for-sale	\$ 523,168	\$ 3,454,572	\$ 1,263,951
Proceeds from maturities of securities available-for-sale	4,323,687	4,469,289	10,869,711
Purchases of securities available-for-sale	(4,665,027)	(4,777,802)	(11,805,326)
Net decrease (increase) in loans	1,826,178	2,984,252	(172,613)
Proceeds from loans sold to affiliates	273,522	502,711	472,477

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Net proceeds from FDIC loss share agreement	75,706		
Purchases of premises and equipment	(81,224)	(84,782)	(84,062)
Proceeds from sales of premises and equipment	4,726	28,699	15,154
Proceeds from Visa redemption			37,800
Acquisitions, net of cash acquired	176,492	(681,442)	(285,214)
Net cash provided by investing activities	\$ 2,457,228	\$ 5,895,497	\$ 311,878
Cash flows from Financing Activities:			
Net increase (decrease) in deposits	\$ 3,386,598	\$ (23,695,855)	\$ 22,182,025
Net increase in deposits measured at fair value	608,436	629,767	
Net (decrease) increase in Federal funds purchased and securities sold under agreement to repurchase	(1,689,420)	(831,694)	1,784,129
Net increase (decrease) in other short-term borrowings	710,744	357,574	(584,916)
Net decrease in short-term senior notes		(75,000)	(5,000)
Proceeds from issuance long-term notes senior/unsecured		550,000	
Repayment of long-term notes senior/unsecured	(137,409)	(250,000)	
Proceeds from issuance long-term notes senior/secured			375,000
Repayment of long-term notes subordinated	(92,750)		
Net proceeds from stock options exercise	1,628	1,824	1,972
Excess tax expense from stock options exercise	(570)	(639)	(1,183)
Issuance of common stock	24,550		
Capital contributions from parent	968,450	150,000	404,016
Cash dividends paid on common stock			(38,000)
Cash dividends paid on preferred stock	(18,438)	(18,438)	(18,438)
Net cash provided by (used in) financing activities	\$ 3,761,819	\$ (23,182,461)	\$ 24,099,605
Net increase (decrease) in cash and cash equivalents	\$ 6,692,885	\$ (16,974,184)	\$ 23,636,489
Cash and cash equivalents at January 1	10,311,425	27,285,609	3,649,120
Cash and cash equivalents at December 31	\$ 17,004,310	\$ 10,311,425	\$ 27,285,609

Harris N.A. and Subsidiaries**Consolidated Statements of Cash Flows (Continued)**

	For The Years Ended December 31		
	2010	2009	2008
Supplemental Disclosures of Cash Flow Information:			
Cash paid (received) during the year for:			
Interest	\$ 310,816	\$ 521,010	\$ 825,709
Income taxes	\$ (135,893)	\$ (167,848)	\$ 92,410
Financing activity affecting assets and liabilities but not resulting in cash flows:			
Net (decrease) increase in assets and liabilities due to contribution of parent's banking assets	\$ (176,492)	\$ 681,442	\$ 285,214

Supplemental Disclosures of Noncash Activities:

In 2010, the fair values of noncash assets acquired and liabilities assumed were \$2.1 billion and \$2.3 billion, respectively, in the acquisition of AMCORE

In 2009, the fair values of noncash assets acquired and liabilities assumed were \$0.4 million and zero, respectively, in the acquisition of Pierce Givens, \$654.0 million and \$82.3 million, in the acquisition of Diners Club.

In 2008, the fair values of noncash assets acquired and liabilities assumed were \$1.4 billion and \$1.3 billion, respectively, in the acquisition of Merchants and Manufacturers Bancorporation, \$807.5 million and \$688.0 million, respectively, in the acquisition of Ozaukee Bank.

Noncash transfers to OREO totaled \$64.1 million, \$7.8 million and \$10.0 million in 2010, 2009 and 2008, respectively.

The accompanying notes to consolidated financial statements are an integral part of these statements.

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements

1. Summary of Significant Accounting Policies

Principles of consolidation and nature of operations

Harris N.A. (HNA) is a wholly-owned subsidiary of Harris Bankcorp, Inc. (Bankcorp), a Delaware corporation which is a wholly-owned subsidiary of Harris Financial Corp. (HFC), a Delaware Corporation which is a wholly-owned subsidiary of Bank of Montreal (BMO). Throughout these Notes to Consolidated Financial Statements, the term Bank refers to Harris N.A. and subsidiaries.

The consolidated financial statements include the assets, liabilities, revenues and expenses of the Bank and its wholly-owned subsidiaries. Significant intercompany accounts and transactions have been eliminated. Certain reclassifications were made to conform prior year s consolidated financial statements to the current year s presentation. See Note 23 to the Consolidated Financial Statements for additional information on business combinations and Note 24 to the Consolidated Financial Statements for additional information on related party transactions.

The Bank provides banking, trust and other services domestically and internationally through the main banking facility and four active nonbank subsidiaries. The Bank provides a variety of banking and financial services to commercial and industrial companies, financial institutions, governmental units, not-for-profit organizations and individuals throughout the U.S., primarily the Midwest, and abroad. Services rendered and products sold to customers include demand and time deposit accounts and certificates; various types of loans; sales and purchases of foreign currencies; interest rate management products; cash management services; investment banking services; underwriting of municipal bonds; financial consulting; and personal trust and trust-related services.

Basis of accounting

The accompanying consolidated financial statements are prepared in accordance with U.S. generally accepted accounting principles (GAAP) and conform to practices within the banking industry.

Noncontrolling interest in subsidiaries

The Bank adopted Financial Accounting Standards Board (FASB) Statement of Financial Accounting Standards (SFAS) No. 160, Noncontrolling Interests in Consolidated Financial Statements-An Amendment of ARB 51, (subsequently codified in Accounting Standards Codification (ASC) Topic 810-10-65) on January 1, 2009. The standard requires noncontrolling interests held by parties other than the parent to be reported as equity in the consolidated financial statements. Included in noncontrolling interests at December 31, 2010 and 2009 was preferred stock issued by a subsidiary of the Bank. The noncontrolling interest in the subsidiaries is included within stockholder s equity in the Consolidated Statements of Condition. Net income (loss) attributable to the noncontrolling interest is separately presented in the Consolidated Statements of Operations, outside of net income (loss) and is not included in net income (loss) available for common stockholder.

Foreign currency and foreign exchange contracts

Assets and liabilities denominated in foreign currencies have been translated into United States dollars at respective period-end rates of exchange. Foreign exchange trading positions are revalued monthly using prevailing market rates. Exchange adjustments are included with noninterest income in the Consolidated Statements of Operations.

Derivative financial instruments

All derivative instruments are recognized at fair value in the Bank's Consolidated Statements of Condition. All derivative instruments are designated either as hedging or trading.

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

Trading derivatives are marked to fair value. Realized and unrealized gains and losses are recognized in noninterest income in the Bank's Consolidated Statements of Operations. Unrealized gains on trading derivatives are recorded as assets and unrealized losses are recorded as liabilities in the Bank's Consolidated Statements of Condition.

Derivative instruments that are used in the management of the Bank's risk strategy may qualify for hedge accounting if the derivatives are designated as hedges and applicable hedge criteria are met. In order for a derivative to qualify as an accounting hedge, the hedging relationship must be designated and formally documented at its inception, detailing the particular risk management objective and strategy for the hedge and the specific asset, liability or cash flow being hedged, as well as how its effectiveness is being assessed. Changes in the fair value of the derivative must be highly effective in offsetting either changes in the fair value of on-balance sheet items caused by the risk being hedged or changes in the amount of future cash flows.

Hedge effectiveness is evaluated at the inception of the hedging relationship and on an ongoing basis, retrospectively and prospectively, primarily using quantitative statistical measures of correlation. Any ineffectiveness in the hedging relationship is recognized in other noninterest income in the Bank's Consolidated Statements of Operations as it arises.

The Bank records interest receivable or payable on the derivative as an adjustment to interest income/expense in the Bank's Consolidated Statements of Operations over the life of the hedge.

For cash flow hedges, to the extent that changes in the fair value of the derivative offset changes in the fair value of the hedged item, they are recorded in other comprehensive income. Any portion of the change in fair value of the derivative that does not offset changes in the fair value of the hedged item (the ineffectiveness of the hedge) is recorded directly in other noninterest income in the Bank's Consolidated Statements of Operations.

For cash flow hedges that are discontinued before the end of the original hedge term, the unrealized gain or loss in accumulated other comprehensive income (loss) is amortized to interest income/expense in the Bank's Consolidated Statements of Operations consistent with how the hedged item affects earnings. If the hedged item is sold or settled, the entire unrealized gain or loss is recognized in interest income/expense in the Bank's Consolidated Statements of Operations.

For fair value hedges, the hedging derivative is recorded at fair value and the related hedge item, either fixed rate assets or liabilities, is adjusted for the changes in value of the risk being hedged. To the extent that the change in the fair value of the derivative does not offset changes in the fair value of the hedged item (the ineffectiveness of the hedge), the net amount is recorded directly in other noninterest income in the Bank's Consolidated Statements of Operations.

For fair value hedges that are discontinued, the Bank stops adjusting the hedged item for changes in fair value that are attributable to the hedged risk. The fair value adjustment of the hedged item is amortized to the interest income/expense on the hedged item over its remaining term to maturity. If the hedged item is sold or settled, any remaining fair value adjustment is included in the determination of the gain or loss on sale or settlement.

Securities

The Bank classifies marketable securities as either trading account assets or available-for-sale. Trading account assets include securities acquired as part of trading activities and are typically purchased with the expectation of near-term profit on disposition. These assets consist primarily of municipal bonds and U.S. government securities.

Available-for-sale securities consist of debt and equity securities that may be sold in response to or in anticipation of changes in interest rates, changes in internal regulatory capital requirements, changes in foreign currency risk, changes in funding sources or terms, or to meet liquidity needs. Nonmarketable securities are classified as other assets on the Bank's Consolidated Statements of Condition. See Note 27 to the Consolidated Financial Statements for additional information on other assets.

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

Trading account assets are reported at fair value with unrealized gains and losses included in noninterest income, which also includes realized gains and losses from closing such positions.

Available-for-sale securities are reported at fair value with unrealized gains and losses included, on an after-tax basis, as a separate component of stockholder's equity. Purchase premiums and discounts are recognized in interest income using the interest method over the terms to maturity of the securities. Realized gains and losses, as a result of securities sales, are included in net securities gains (losses) in the Consolidated Statements of Operations, with the cost of securities sold determined on the specific identification basis.

Available-for-sale securities and other investments are subject to ongoing other-than-temporary impairment reviews. In determining whether a loss is temporary, factors considered include the extent of the unrealized loss, the length of time that the security has been in an unrealized loss position, the financial condition and near-term prospects of the issuer, and whether the Bank has the intent to sell the security or it is more likely than not that the Bank will be required to sell the investment before the recovery of the investment's amortized cost basis. If a decline is considered to be other-than-temporary, a write-down is recorded in the Consolidated Statements of Operations as other-than-temporary impairment on securities, and a new cost basis is established. In the event an available-for-sale debt security is considered to be other-than-temporarily impaired and the Bank does not intend to sell the security, then the amount of the impairment charge equal to the credit loss is recorded in earnings and the remaining non-credit-related impairment charge is recorded in other comprehensive income.

Loans

Loans held for investment are recorded at the principal amount outstanding, net of unearned income, deferred fees and deferred origination costs. Origination fees collected and origination costs incurred on commercial loans, loan commitments, mortgage loans, consumer loans and standby letters of credit (except loans held for sale) are generally deferred and amortized over the life of the related facility. Other loan-related fees that are not the equivalent of yield adjustments are recognized as income when received or earned. The Bank's Consolidated Statements of Condition included approximately \$10 million of deferred origination costs net of deferred loan-related fees at December 31, 2010 and \$22 million at December 31, 2009.

In conjunction with its mortgage and commercial banking activities, the Bank will originate loans with the intention of selling them in the secondary market. These loans are classified as held for sale and are included in Loans held for sale on the Bank's Consolidated Statements of Condition. The loans are carried at the lower of cost or current fair value, on a portfolio basis. Deferred origination fees and costs associated with these loans are not amortized and are included as part of the basis of the loan at time of sale. Realized gains and unrealized and realized losses are included in other noninterest income.

The Bank engages in the servicing of mortgage loans and acquires mortgage servicing rights (MSR) by originating mortgage loans and then selling those loans with servicing rights retained. See Note 6 to the Consolidated Financial Statements for additional information on mortgage servicing rights.

Written loan commitments on mortgage loans that the Bank intends to sell are accounted for as derivative instruments and recorded at fair value through earnings. The expected net future cash flows related to loan servicing are included in the fair value measurement of the written loan commitments. See Note 12 to the Consolidated Financial Statements

for additional information on derivative instruments.

Commercial and commercial real estate loans are placed on nonaccrual status when the collection of interest is doubtful or when principal or interest is 90 days past due, unless the credit is adequately collateralized and the loan is in process of collection. Consumer real estate secured loans are generally placed on nonaccrual status when principal or interest is 90 days past due. When a loan is placed on nonaccrual status, all interest accrued but not yet collected which is deemed uncollectible is charged against interest income in the current year. Interest on nonaccrual loans is recognized as income only when cash is received and the Bank expects to collect the entire principal balance of the loan; otherwise, cash collections reduce the recorded investment. Loans are returned to

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

accrual status when all principal and interest amounts contractually due are brought current and future payments are reasonably assured.

Commercial and commercial real estate loans are charged off when, in management's opinion, the loan is deemed uncollectible. Consumer installment loans are charged off when 120 days past due. Consumer revolving loans, including credit card loans, and consumer real estate secured loans are charged off when 180 days past due. Consumer installment and consumer revolving loans, including credit card loans, are not normally placed on non-accrual status. Accrued interest on these loans is charged against interest income at the time of charge-off.

Commercial loan commitments and letters of credit are executory contracts and the notional balances are not reflected on the Bank's Consolidated Statements of Condition. Fees collected are earned over the life of the facility.

Impaired loans (primarily commercial credits) are measured based on the present value of expected future cash flows (discounted at the loan's effective interest rate) or, alternatively, at the loan's observable market price or the fair value of supporting collateral. Impaired loans are defined as those where it is probable that amounts due for principal or interest according to contractual terms will not be collected. Nonaccrual and certain restructured loans meet this definition. Large groups of smaller-balance, homogeneous loans, primarily residential real estate and consumer installment loans, are excluded from this definition of impairment. The Bank measures loan impairment as part of assessing the adequacy of the allowance for loan losses.

Restructured loans include loans modified in troubled debt restructurings where the Bank grants contractual concessions to borrowers that are experiencing financial difficulties. Impairment is measured based on the present value of restructured future cash flows discounted at the loan's original effective interest rate. Probable losses are recorded through the allowance for loan losses.

The Bank accounts for impaired loans that are acquired in a transfer or business combination in accordance with FASB ASC 310-30, *Loans and Debt Securities Acquired with Deteriorated Credit Quality*. As defined, acquired impaired loans exhibit a deterioration of credit quality from their origination date to the acquisition date and a probability at acquisition that the Bank will be unable to collect all contractually required payments due according to the contractual terms of the loan agreements. Impaired loans that the Bank acquires in a business combination are initially recorded at fair value, which is based on the fair value of supporting collateral or the present value of expected cash flows. Expected cash flows include consideration of prepayments and estimations of the amount and timing of principal and interest. Loans acquired as of the same acquisition date that have common risk characteristics may be aggregated and accounted for as a pool of loans. Management elected to apply ASC 310-30 by analogy to all other loans acquired from the FDIC in the AMCORE transaction. Undiscounted expected cash flows in excess of the initial valuation are accreted into interest income over the estimated life of the loans or pools. If the Bank cannot reasonably estimate the timing and amount of expected cash flows, then the loans are considered nonaccreting and placed on nonaccrual status. Any allowance for loan losses related to the impaired loans is not carried over at acquisition. If it is probable, upon subsequent evaluation, that the Bank will be unable to collect the expected cash flows, then the loans are considered further impaired and probable losses are recorded through the allowance for loan losses. Subsequent increases in the expected cash flows are used to reverse any allowance for those loans or pools and then recognized prospectively as an adjustment to yield.

Allowance for loan losses / Losses on commitments

The allowance for loan losses recorded in the Consolidated Statements of Condition is maintained at a level considered adequate to absorb probable losses. The allowance is increased by charges to the provision for loan losses and reduced by net charge-offs. Known losses of principal on impaired loans are charged off. The provision for loan losses is based on past loss experience, management's evaluation of the loan portfolio under current economic conditions and management's estimate of losses inherent in the portfolio. Such estimates are reviewed periodically and adjustments, if necessary, are recorded during the periods in which they become known.

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

Letters of credit and commitments to extend credit are reviewed periodically for probable losses. A liability for probable losses on letters of credit and commitments to extend credit is recorded in other liabilities on the Bank's Consolidated Statements of Condition. The liability is periodically revised for changes in estimates and actual losses or recoveries with charges to other noninterest expense.

Premises and Equipment

Premises and equipment are stated at cost less accumulated depreciation and amortization. Depreciation and amortization are computed on the straight-line basis over the estimated useful lives of the assets. Estimated useful lives range from 3 years to 39 years. Certain costs of internally developed software are capitalized and depreciated over an estimated useful life of 5 years. Leasehold improvements are amortized over the lesser of the lease term or the useful life of the asset, not to exceed a maximum that ranges from 10 years to 39 years depending on the type of improvement. The maximum estimated useful life for buildings is 39 years.

Leases

Rental expense associated with operating leases is recognized on a straight-line basis over the lease term. Escalation clauses that specify scheduled rent increases over the lease term are recognized on a straight-line basis over the lease term.

Bank-owned insurance

The Bank has purchased life insurance coverage on certain officers. The one-time premiums paid for the policies, which coincide with the initial cash surrender value, are recorded as assets on the Consolidated Statements of Condition. Increases or decreases in cash surrender value (other than proceeds from death benefits) are recorded as bank-owned insurance income in the Consolidated Statements of Operations. Proceeds from death benefits first reduce the cash surrender value attributable to the individual policy and any additional proceeds are recorded as noninterest income.

Intangible Assets

Intangible assets with finite lives are amortized on either an accelerated or straight-line basis depending on the character of the acquired asset. Original lives range from 3 to 15 years. Intangible assets subject to amortization are reviewed for impairment when events or future assessments of profitability indicate that the carrying value may not be recoverable. If the carrying value is not expected to be recovered and the carrying value exceeds the fair value, an impairment loss is recognized. Intangible assets with indefinite useful lives are not amortized and are reviewed for impairment annually or more frequently if events indicate impairment. The excess of carrying value over fair value, if any, is recorded as an impairment loss.

FDIC Indemnification Asset

The acquisition of AMCORE Bank N.A. (AMCORE) from the Federal Deposit Insurance Corporation (FDIC) includes a loss share agreement with the FDIC. The loss share agreement provides for reimbursement from the FDIC for a portion of losses on loans and foreclosed real estate (covered assets, collectively) over a defined period of time

subsequent to the acquisition date. An indemnification asset was recorded at fair value at acquisition based on the present value of expected cash flows to be received from the FDIC for loss reimbursements covered by the agreement. The loss assumptions used in determining the FDIC indemnification asset are consistent with those used in valuing the related covered loans. Subsequent to acquisition, the indemnification asset is adjusted for changes in estimated cash flows and reduced for payments for reimbursement of losses from the FDIC. The indemnification asset is separate from the covered assets, is not contractually embedded in the covered assets and is not transferrable with the covered assets in the event of a sale or disposition of the covered assets. It is included in Other Assets on the Consolidated Statements of Condition and accretion is recognized in other noninterest income

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

in the Bank's Consolidated Statements of Operations. See Note 27 to the Consolidated Financial Statements for additional information.

Diners Club Liability

The Diners Club Rewards program provides cardholders the opportunity to earn points that can be redeemed for a variety of rewards including air and travel, retail certificates and merchandise. The rewards liability represents the estimated cost of points earned to date that are expected to be redeemed. The rewards liability is included in Other Liabilities on the Consolidated Statements of Condition and the associated cost is recorded as an offset to charge card income.

Income Taxes

The Bank is included in the consolidated Federal income tax return of HFC. Federal income tax return liabilities or benefits for all the consolidated entities are not materially different than they would have been if computed on a separate return basis.

The Bank files separate state tax returns in certain states and is included in combined state tax returns with other affiliates in other states.

Deferred tax assets and liabilities, as determined by the temporary differences between financial reporting and tax bases of assets and liabilities, are computed using enacted tax rates and laws. The effect on deferred tax assets and liabilities of a change in tax rates or law is recognized as income or expense in the period including the enactment date. In addition, the Bank assesses the likelihood that deferred tax assets will be realized in future periods and recognizes a valuation allowance for those assets unlikely to be realized. Management's assessment of the Bank's ability to realize these deferred tax assets includes the use of management's judgment and estimates of items such as future taxable income, future reversal of existing temporary differences, carrybacks to prior years and, if appropriate, the use of future tax planning strategies.

Cash flows

In the Consolidated Statements of Cash Flows, cash and cash equivalents include cash and demand balances due from banks, interest-bearing deposits at banks and federal funds sold and securities purchased under agreement to resell, as these meet the definition of cash and cash equivalents.

Management's estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. The areas requiring significant management judgment include provision and allowance for loan losses, valuation of income tax assets and liabilities, pension cost, postretirement and postemployment benefits, valuation of goodwill and intangible assets, valuation of Diners Club rewards liability, estimation of expected cash flows for purchased credit-impaired loans and loss reimbursements, fair values of

derivatives, mortgage servicing rights, and securities, and temporary vs. other-than-temporary impairment of securities.

Recent accounting standards

The Bank adopted SFAS No. 166, Accounting for Transfers of Financial Assets an amendment of FASB Statement No. 140, (subsequently codified in ASC 860) as of January 1, 2010. The standard removes the concept of a qualifying special-purpose entity (QSPE). It also creates more stringent conditions for reporting a transfer of a

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

portion of a financial asset as a sale. The adoption of the standard did not have a material impact on the Bank's financial position or results of operations.

The Bank adopted SFAS No. 167, Amendments to FASB Interpretation No. 46(R), (subsequently codified in ASC 810) as of January 1, 2010. The standard changes the criteria by which an enterprise determines whether it must consolidate a variable interest entity (VIE). It amends the existing guidance to require an enterprise to consolidate a VIE if it has both the power to direct the activities that most significantly impact the VIE's economic performance and the obligation to absorb losses or the right to receive benefits from the VIE. Existing guidance requires an enterprise to consolidate a VIE if it absorbs a majority of the expected losses or residual returns, or both. A continuous assessment of which party must consolidate a VIE is required, rather than an assessment only when certain trigger events occur. In addition, the new standard requires an enterprise to assess if VIEs that were previously QSPEs must be consolidated by the enterprise. The adoption of the standard did not have a material impact on the Bank's financial position or results of operations.

The Bank adopted Accounting Standards Update(ASU) 2010-06, Improving Disclosures About Fair Value Measurements , as of January 1, 2010. The standard amends ASC 820-10 to require new disclosures about transfers in and out of Level 1 and Level 2 fair value measurements. ASU 2010-06 clarifies existing disclosure requirements regarding the level of disaggregation of each class of assets and liabilities within a line item in the statement of financial condition and the valuation techniques and inputs used to measure fair value for both recurring and nonrecurring fair value measurements that fall in either Level 2 or Level 3 fair value measurements. The adoption of the standard had no impact on the Bank's financial position or results of operations. See Note 10 to the Consolidated Financial Statements for additional information on fair value of financial instruments. The standard also requires new disclosures about the roll forward of activity in Level 3 fair value measurements which will be effective January 1, 2011.

The FASB issued ASU 2010-20, Disclosures about the Credit Quality of Financing Receivables and the Allowance for Credit Losses , in July 2010. This ASU amended ASC 310-10-50, Receivables Overall Disclosure , in order to expand the requirements for separate reporting and disclosure of allowances for credit losses and the policies for managing credit exposures. The standard requires companies to significantly increase disclosures about the credit quality of financing receivables and the credit reserves held against them. The additional disclosures include aging of past due receivables, credit quality information such as credit risk scores or external credit agency ratings and the modification of financing receivables. Further disaggregation of information by certain classification of the total portfolio will also be required. The objective of enhancing these disclosures is to improve financial statement users understanding of (1) the nature of an entity's credit risk associated with its financing receivables and (2) the entity's assessment of that risk in estimating its allowance for credit losses as well as changes in the allowance and the reasons for those changes. The disclosures will be effective for the Bank for the annual reporting period ending December 31, 2011. The Bank does not expect the adoption of this standard to impact its financial position or results of operations.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)****2. Securities**

The amortized cost and estimated fair value of securities available-for-sale were as follows:

	Amortized Cost	December 31, 2010		Fair Value (In thousands)	Amortized Cost	December 31, 2009		Fair Value
		Unrealized Gains	Unrealized Losses			Unrealized Gains	Unrealized Losses	
U.S. Treasury	\$ 388,761	\$ 5	\$ (3)	\$ 388,763	\$ 40,250	\$ (1)	\$ 40,249	
U.S. government agency	1,985,293	11,449	(397)	1,996,345	2,869,073	15,850	(494)	2,884,429
U.S. government sponsored mortgage-backed	628,678	23,764	(2,060)	650,382	712,912	21,629	(894)	733,647
State and municipal	1,578,403	31,600	(9,532)	1,600,471	1,549,003	44,685	(2,996)	1,590,692
Non-mortgage asset backed	726,677	1,929	(158)	728,448	36,489	8,237		44,726
Corporate debt securities	10,253			10,253				
Foreign corporate debt securities	300,000	69		300,069	500,000	1,440		501,440
Foreign government debt securities	250			250	499	1		500
Other					103,148			103,148
Total securities	\$ 5,618,315	\$ 68,816	\$ (12,150)	\$ 5,674,981	\$ 5,811,374	\$ 91,842	\$ (4,385)	\$ 5,898,831

The following table summarizes, for available-for-sale securities with unrealized losses as of December 31, 2010 and 2009, the amount of the unrealized loss and the related fair value of the securities with unrealized losses. As of December 31, 2010, the Bank had 1,013 available-for-sale securities (413 in 2009) with unrealized losses totaling \$12.2 million (unrealized losses of \$4.4 million in 2009). Of these available-for-sale securities, 22 have been in an unrealized loss position continuously for more than twelve months (101 in 2009), amounting to an unrealized loss position of \$0.4 million (unrealized loss position of \$1.7 million in 2009). These unrealized losses are primarily attributable to changes in interest rates and not from deterioration in the creditworthiness of the issuers. It is the Bank's intention to not sell and it does not believe it will be required to sell these securities before any anticipated recovery of their amortized cost basis. Based on these factors, management has determined that the

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

unrealized losses are not other-than-temporary in nature. However, due to market and economic conditions there is the potential for other-than-temporary impairment charges in future periods.

	Less than 12 months		Length of Continuous Unrealized Loss Position 12 months or longer			Total	
	Fair Value	Unrealized Losses	Fair Value	Unrealized Losses	Number of Securities	Fair Value	Unrealized Losses
	(In thousands)						
December 31, 2010							
U.S. Treasury	\$ 105,773	\$ (3)	\$	\$		\$ 105,773	\$ (3)
U.S. government agency	149,810	(191)	224,794	(206)	1	374,604	(397)
U.S. government sponsored mortgage-backed	82,301	(2,060)				82,301	(2,060)
State and municipal	455,935	(9,300)	6,093	(232)	21	462,028	(9,532)
Non-mortgage asset backed	163,574	(158)				163,574	(158)
Temporarily impaired securities available-for-sale	\$ 957,393	\$ (11,712)	\$ 230,887	\$ (438)	22	\$ 1,188,280	\$ (12,150)
December 31, 2009							
U.S. Treasury	\$ 40,249	\$ (1)	\$	\$		\$ 40,249	\$ (1)
U.S. government agency	184,279	(20)	514,526	(474)	6	698,805	(494)
U.S. government sponsored mortgage-backed	105,003	(885)	1,237	(9)	7	106,240	(894)
State and municipal	144,519	(1,768)	24,179	(1,228)	88	168,698	(2,996)
Temporarily impaired securities available-for-sale	\$ 474,050	\$ (2,674)	\$ 539,942	\$ (1,711)	101	\$ 1,013,992	\$ (4,385)

During 2010, the Bank recorded other-than-temporary impairment of \$0.6 million on 24 municipal bonds and \$4.3 million on 18 auction rate securities. The losses were all credit-related and recorded in the Consolidated Statements of Operations as other-than-temporary impairment on securities. All impairment losses in 2010 and 2009

were recorded on securities determined to be newly impaired. See Note 27 to the Consolidated Financial Statements for additional information on other-than-temporary impairment losses on other investments.

The amortized cost and estimated fair value of available-for-sale securities at December 31, 2010, by contractual maturity, are shown below. Expected maturities can differ from contractual maturities since borrowers may have the right to call or prepay obligations with or without call or prepayment penalties.

	December 31, 2010	
	Amortized Cost	Fair Value
	(In thousands)	
Maturities:		
Within 1 year	\$ 2,298,638	\$ 2,301,603
1 to 5 years	2,052,533	2,077,298
5 to 10 years	659,812	679,642
Over 10 years	607,332	616,438
Total securities	\$ 5,618,315	\$ 5,674,981

Auction-rate securities (ARS) are typically short-term notes issued in the United States to fund long-term, fixed rate debt instruments (corporate or municipal bonds primarily issued by municipalities, student loan authorities and other sponsors). The interest rate on ARS is regularly reset every 7 to 35 days through auctions managed by financial institutions. A disruption in the market for ARS occurred in 2008. Certain customer-managed portfolios held these securities, which were no longer liquid. Certain of the Bank's subsidiaries voluntarily offered to purchase such securities from customers, at par value.

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

In addition, in 2008 a settlement with the Financial Industry Regulatory Authority (FINRA) required Harris Investor Services, Inc. (HIS), a wholly owned subsidiary of Bankcorp, to purchase specific holdings of ARS from certain client accounts at par value plus accrued interest and levied a penalty of \$150 thousand. As noted above, in addition to what was required by the FINRA settlement, management of HIS and three other legal entities within HFC offered to purchase certain other customer ARS holdings under similar terms. The gross par value of ARS holdings purchased during 2008 was \$93.1 million plus accrued interest. A discounted cash flow valuation methodology was applied to estimate the fair value of the securities. The methodology included management assumptions about future cash flows, discount rates, market liquidity and credit spreads. The difference between the estimated fair values and the par values paid by the Bank resulted in a pre-tax charge of \$21.8 million for the year ended December 31, 2008 in addition to the legal costs of \$185 thousand. The charge was recorded in noninterest expense on the Consolidated Statements of Operation.

The ARS purchased are classified as available-for-sale and are included within the state and municipal and non-mortgage asset back categories.

Remaining ARS were purchased during 2009 and had a gross par value of \$8.6 million. A minimal pre-tax charge was recorded for the year ended December 31, 2009 for the difference between the estimated fair values and the par values paid by the Bank. The charge was recorded in noninterest expense on the Consolidated Statements of Operations. There was no liability relating to the purchase of ARS as of December 31, 2010 and 2009.

For the year ended December 31, 2009, gains of \$3.3 million were recorded on ARS securities held as available-for-sale which were called either at par or at amounts that exceeded carrying value. Redemptions of ARS totaled \$12.2 million for the year ended December 31, 2009. The carrying value of ARS was \$73.6 million as of December 31, 2009.

For the year ended December 31, 2010, ARS held as available-for-sale with a gross par value of \$54.0 million were either sold or called and a gain of \$6.2 million was recorded to net securities gains, other than trading in the Consolidated Statements of Operations. During 2010 a credit-related impairment charge of \$4.3 million was recorded to other-than-temporary impairment on securities in the Consolidated Statements of Operations. The carrying value of remaining ARS was \$14.5 million as of December 31, 2010.

At December 31, 2010, 2009 and 2008, available-for-sale and trading account securities having a carrying amount of \$5.3 billion and \$3.3 billion, and \$4.6 billion, respectively, were pledged as collateral for certain liabilities, securities sold under agreement to repurchase, public and trust deposits, trading account activities and for other purposes where permitted or required by law. The Bank maintains effective control over the securities sold under agreement to repurchase and accounts for the transactions as secured borrowings.

In 2010, 2009 and 2008, proceeds from the sale of securities available-for-sale amounted to \$0.5 billion, \$3.5 billion and \$1.3 billion, respectively. Gross gains of \$6.6 million and gross losses of \$50 thousand were realized on these sales in 2010, gross gains of \$36.8 million and gross losses of \$1.8 million were realized in 2009, while gross gains of \$11.5 million and gross losses of \$0.6 million were realized in 2008. Net realized and unrealized gains on trading securities during 2010, 2009 and 2008 were \$29.6 million, \$20.3 million and \$9.3 million, respectively. \$2.8 million and \$1.3 million of net unrealized gains were related to trading securities still held as of December 31, 2010 and 2009, respectively.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)****3. Loans**

The following table summarizes loan balances by category:

	December 31	
	2010	2009
	(In thousands)	
Domestic loans:		
Commercial, financial, agricultural, brokers and dealers	\$ 3,140,584	\$ 3,366,723
Real estate construction	365,446	561,351
Real estate mortgages	13,487,760	13,985,641
Installment	4,708,319	4,517,429
Credit card	641,314	704,604
Lease financing, net (unearned discount of \$0.1 million and \$0.1 million at December 31, 2010 and December 31, 2009, respectively)	12,699	15,603
Foreign loans:		
Other, primarily commercial and industrial	22,982	30,637
Total loans(1)	\$ 22,379,104	\$ 23,181,988
Less unearned income	6,439	6,271
Loans, net of unearned income	\$ 22,372,665	\$ 23,175,717
Less allowance for loan losses	706,101	680,782
Loans, net of allowance for loan losses	\$ 21,666,564	\$ 22,494,935

(1) Includes \$1.2 billion of acquired loans subject to loss share agreement.

Nonaccrual loans, restructured loans and other nonperforming assets are summarized below:

	December 31	
	2010	2009
	(In thousands)	
Nonaccrual loans	\$ 785,600	\$ 485,996
Nonperforming restructured loans	110,395	22,070
Total nonperforming loans	\$ 895,995	\$ 508,066
Other real estate owned	39,374	10,868

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Total nonperforming assets	\$ 935,369	\$ 518,934
Gross amount of interest income that would have been recorded if nonperforming loans had been accruing interest at their original terms	\$ 27,300	\$ 23,660
Interest income actually recognized	4,811	4,743
Interest shortfall	\$ 22,489	\$ 18,917
90-day past due loans, still accruing interest	\$ 144,981	\$ 116,107
Nonperforming loans to total loans at year-end	4.00%	2.20%
Nonperforming assets to total loans at year-end	4.18%	2.25%

Commitments to lend additional funds on nonperforming restructured loans totaled \$22.6 million at December 31, 2010.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

At December 31, 2010 and 2009, the Bank had no aggregate public or private sector outstandings to any single foreign country experiencing liquidity problems which exceeded one percent of the Bank's consolidated assets. At December 31, 2010 and 2009 commercial loans with a carrying value of \$5.4 billion and \$2.9 billion, respectively, were pledged to secure potential borrowings with the Federal Reserve. At December 31, 2010 and 2009, first mortgage loans on 1-4 family homes with a carrying value of \$3.9 billion and \$4.5 billion, respectively, were pledged to secure borrowings from the Federal Home Loan Bank.

Loans that are acquired with evidence of deterioration of credit quality between origination date and acquisition date and where it is probable that not all amounts due according to contractual terms will be collected are subject to certain recognition and reporting requirements in accordance with ASC 310-30, Loans and Debt Securities Acquired with Deteriorated Credit Quality. On April 23, 2010, the Bank acquired certain assets and liabilities of AMCORE Bank N.A. (AMCORE) from the FDIC that included loans within the scope of ASC 310-30. Management elected to apply ASC 310-30 by analogy to all other loans acquired from the FDIC in the AMCORE transaction. The following information includes both credit-impaired loans and other loans purchased from the FDIC. On December 31, 2009, BMO and the Bank completed the acquisition of the net cardholder receivables of the Diners Club North American franchise from an unrelated bank. The cardholder receivables within the scope of ASC 310-30 were not material to the Bank's financial statements and, as a result, are not included in the following information about purchased credit-impaired loans. See Note 23 to the Consolidated Financial Statements for additional information on business combinations.

The carrying amount of loans acquired from the FDIC include credit-impaired loans and other acquired loans as summarized below.

	December 31, 2010		
	Purchased Credit-Impaired Loans	Other Acquired Loans	Total
	(In thousands)		
Commercial	\$ 257,189	\$ 740,454	\$ 997,643
Consumer	4,475	224,740	229,215
Total loans	\$ 261,664	\$ 965,194	\$ 1,226,858

The following table provides details on the purchased credit-impaired loans and other loans acquired from the FDIC as of the acquisition date.

	2010 (In thousands)
Contractually required payments including interest	\$ 2,231,354

Nonaccretable difference		509,753
Cash flows expected to be collected (undiscounted)	\$	1,721,601
Accretable yield		195,975
Fair value of purchased loans	\$	1,525,626

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

The following table presents the change in accretable yield related to the purchased credit-impaired loans and other loans acquired from the FDIC for the year ended December 31, 2010.

	2010 (In thousands)
Accretable yield, acquisition date	\$ 195,975
Additions	7,315
Removals	(15,022)
Accretion	(44,689)
Reclassification from nonaccretable difference	49,766
Accretable yield, end of year	\$ 193,345

The carrying amount and outstanding balance of purchased credit-impaired loans and other loans acquired from the FDIC together with acquired loans from prior acquisitions are presented in the table below.

	December 31	
	2010	2009
	(In thousands)	
Contractual outstanding balance	\$ 1,911,784	\$ 42,372
Carrying amount	\$ 1,239,445	\$ 29,170

The carrying amount of nonaccreting purchased credit-impaired loans (excluding other loans) acquired in the AMCORE transaction was \$309.4 million at acquisition date. The carrying amount of all nonaccreting purchased credit-impaired loans at December 31, 2010 and 2009 was \$12.6 million and \$29.2 million, respectively, representing non-AMCORE transactions because AMCORE loans were classified accreting based on subsequent evaluations of expected cash flows.

The following table reflects the changes in the allowance for loan losses associated with purchased credit-impaired loans and other acquired loans.

	2010 (In thousands)
Balance, beginning of year	\$ 6,679
Provisions charged to expense	2,018
Reductions	(4,047)
Losses partially recoverable under loss share agreement	8,072

Balance, end of year	\$	12,722
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HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)****4. Allowance for Loan Losses**

The changes in the allowance for loan losses are as follows:

	Years Ended December 31		
	2010	2009	2008
	(In thousands)		
Balance, beginning of year	\$ 680,782	\$ 574,224	\$ 367,525
Charge-offs	(373,997)	(510,773)	(462,256)
Recoveries	78,503	72,918	48,160
Net charge-offs	\$ (295,494)	\$ (437,855)	\$ (414,096)
Provisions charged to expense	312,741	544,413	589,108
Acquired reserves from acquisition			31,687
Losses partially recoverable under loss share agreement	8,072		
Balance, end of year	\$ 706,101	\$ 680,782	\$ 574,224

The following table presents details on impaired loans and the related allowance. The table does not include purchased impaired loans that are recognized in accordance with ASC 310-30.

	Impaired Loans for Which There is a Related Allowance	Impaired Loans for Which There is No Related Allowance (In thousands)	Total Impaired Loans
December 31, 2010			
Balance	\$ 220,419	\$ 186,168	\$ 406,587
Related allowance	99,936		99,936
Balance, net of allowance	\$ 120,483	\$ 186,168	\$ 306,651
December 31, 2009			
Balance	\$ 128,665	\$ 130,260	\$ 258,925
Related allowance	58,479		58,479
Balance, net of allowance	\$ 70,186	\$ 130,260	\$ 200,446

	Years Ended December 31	
	2010	2009
	(In thousands)	
Average impaired loans	\$ 324,093	\$ 401,150
Total interest income on impaired loans recorded on a cash basis	\$ 4,811	\$ 4,743

The reserve for off-balance-sheet credit losses was \$16.1 million and \$6.0 million at December 31, 2010 and 2009, respectively. The reserve is recorded in other liabilities on the Consolidated Statements of Condition.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)****5. Premises and Equipment**

Premises and equipment are stated at cost less accumulated depreciation and amortization. A summary of these accounts is set forth below:

	December 31	
	2010	2009
	(In thousands)	
Land	\$ 107,840	\$ 104,370
Buildings	328,188	325,559
Computer equipment and software	517,673	501,767
Other equipment	94,207	111,514
Leasehold improvements	99,853	99,035
Total	\$ 1,147,761	\$ 1,142,245
Accumulated depreciation and amortization	600,194	615,622
Premises and equipment	\$ 547,567	\$ 526,623

Depreciation and amortization expense was \$71.9 million in 2010, \$67.2 million in 2009 and \$69.9 million in 2008.

The Bank recognized gains in noninterest income of \$0.9 million in 2010 and \$2.6 million in 2009 and losses in noninterest income of \$0.4 million in 2008 from the sale of property previously held for use.

6. Goodwill and Other Intangible Assets

The Bank records acquisitions by allocating the purchase price paid to the assets acquired, including identifiable intangible assets, and the liabilities assumed based on their fair values at the date of acquisition. Any excess of the amount paid over the fair value of those net assets is considered to be goodwill.

Goodwill is not amortized; however, it is assessed for impairment at least annually. The impairment test consists of allocating goodwill to the Bank's reporting units (groups of businesses with similar characteristics) and then comparing the book value of the reporting units, including goodwill, to their fair values. Fair value is determined primarily using discounted cash flows. If the carrying value of a reporting unit is determined to be in excess of its fair value, a second test is required to measure the amount of impairment. There were no write-downs of goodwill due to impairment during the years ended December 31, 2010, 2009 and 2008.

The valuation of goodwill requires significant management judgment. Management makes estimates and assumptions in performing goodwill impairment analyses and actual results could differ from the estimates. While the potential impact from a noncash goodwill impairment loss could be material, such a charge would not affect the ongoing operation of the Bank, its liquidity or its regulatory Tier 1 capital or total capital ratios since goodwill is generally

excluded from regulatory capital.

Changes in the carrying amount of the Bank's goodwill for the years ended December 31, 2010 and 2009 are included in the following table:

	2010	2009
	(In thousands)	
Goodwill at beginning of year	\$ 705,291	\$ 689,158
Acquisitions during the year	84,572	17,807
Other(1)	(6,553)	(1,674)
Goodwill at end of year	\$ 783,310	\$ 705,291

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

(1) Includes the effect of accounting adjustments related to non-current year acquisitions.

There were no write-downs of intangible assets due to impairment during the years ended December 31, 2010, 2009 and 2008.

The total amount of intangible assets acquired during the year ended December 31, 2010 is \$22.4 million (see Note 23 to the Consolidated Financial Statements for additional information on intangible assets acquired). The weighted-average amortization periods for intangible assets acquired during 2010 are as follows: 9.9 years for core deposit premium and 12.9 years for a customer relationship intangible asset.

As of December 31, 2010 and 2009, the gross carrying amount and accumulated amortization of the Bank's amortizable intangible assets are included in the following tables:

	December 31, 2010		
	Gross Carrying Amount	Accumulated Amortization (In thousands)	Net Carrying Value
Branch network	\$ 145,000	\$ (140,167)	\$ 4,833
Core deposits	167,833	(108,692)	59,141
Purchased credit card relationships	46,311	(2,002)	44,309
Customer relationships	4,300	(1,819)	2,481
Other	1,310	(1,310)	
Total finite life intangibles	\$ 364,754	\$ (253,990)	\$ 110,764

	December 31, 2009		
	Gross Carrying Amount	Accumulated Amortization (In thousands)	Net Carrying Value
Branch network	\$ 145,000	\$ (130,500)	\$ 14,500
Core deposits	124,924	(73,631)	51,293
Purchased credit card relationships	44,340		44,340
Customer relationships	3,000	(917)	2,083
Other	1,310	(1,310)	
Total finite life intangibles	\$ 318,574	\$ (206,358)	\$ 112,216

Total amortization expense for the Bank's intangible assets was \$26.0 million, \$25.4 and \$27.9 million in 2010, 2009 and 2008, respectively.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

At December 31, 2010, estimated intangible asset amortization expense for existing intangible assets, excluding mortgage servicing rights, in each of the next five years and thereafter is as follows:

Year	Amount (In thousands)
2011	\$ 24,070
2012	19,520
2013	16,821
2014	13,459
2015	9,881
Thereafter	27,013
Total	\$ 110,764

Mortgage servicing rights

The Bank engages in the servicing of mortgage loans and acquires mortgage servicing rights (MSR) by purchasing or originating mortgage loans and then selling those loans with servicing rights retained. The Bank initially records MSR at estimated fair value and then measures the MSR using the amortization method. Fair value of MSR is estimated using discounted cash flow analyses. The analyses consider portfolio characteristics, servicing fees, prepayment assumptions, delinquency rates, late charges, other ancillary revenues, costs to service and other economic factors such as levels of supply and demand for servicing and interest rate trends. The estimated fair value of MSR is sensitive to changes in interest rates, including their effect on prepayment speeds. Prepayment assumptions are based on dealer consensus prepayment estimates and adjusted for geographical factors. The Bank stratifies its portfolio on the basis of loan type, term and origination date. MSR are amortized in proportion to, and over the period of, estimated net servicing income. MSR are periodically evaluated for impairment (and subsequent write-down) based on the fair value of those rights.

Serviced loans were \$3.7 billion and \$3.6 billion at December 31, 2010 and 2009, respectively. Servicing fees, late fees and ancillary fees are recorded in other noninterest income and totaled \$9.0 million, \$7.9 million and \$6.5 million in 2010, 2009 and 2008, respectively. As additions to MSR from loan sales are recorded, income from these sales is recognized as other noninterest income. Amortization of MSR is recorded to other noninterest expense. MSR impairment is recognized as other noninterest expense through a valuation allowance to the extent that the carrying value exceeds estimated fair value.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

Changes in the carrying amount of the Bank's MSR for the years ended December 31, 2010, 2009 and 2008 are included in the following table:

	2010	2009	2008
	(In thousands)		
MSR at beginning of year	\$ 30,598	\$ 22,063	\$ 17,813
Originations	8,426	14,309	4,690
Acquired in acquisitions			4,195
Disposals			(249)
Amortization	(6,842)	(5,774)	(4,386)
MSR at end of year	\$ 32,182	\$ 30,598	\$ 22,063
Valuation allowance at beginning of year	\$	\$	\$
Addition, net	3,898		
Valuation allowance at end of year	\$ 3,898	\$	\$
MSR, net	\$ 28,284	\$ 30,598	\$ 22,063
Fair value at beginning of year	\$ 31,210	\$ 26,129	\$ 22,721
Fair value at end of year	30,526	31,210	26,129

7. Deposits

The following table summarizes deposit balances by category:

	December 31	
	2010	2009
	(In thousands)	
Demand deposits	\$ 9,204,496	\$ 9,704,773
Demand deposits in foreign offices	2,718,059	
Interest-bearing checking deposits	281,266	236,172
Money market accounts	13,497,676	10,728,563
Statement savings accounts	2,391,755	2,233,326
Savings certificates	5,512,334	5,003,757
Time deposits	1,338,347	766,240
Time deposits in foreign offices	1,518,884	1,622,410
Total deposits	\$ 36,462,817	\$ 30,295,241

At December 31, 2010, the scheduled maturities of total time deposits are as follows:

Year	Amount (In thousands)
2011	\$ 5,723,912
2012	750,579
2013	416,591
2014	312,566
2015	351,852
Thereafter	814,065
Total	\$ 8,369,565

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

Time deposits, including certificates of deposit, in denominations of \$100,000 or more issued by domestic offices totaled \$2.5 billion and \$2.9 billion at December 31, 2010 and 2009, respectively. All time deposits in foreign offices were in denominations of \$100,000 or more and totaled \$1.5 billion and \$1.6 billion at December 31, 2010 and 2009, respectively.

The Bank issues structured interest rate certificates of deposit and records these instruments at fair value, consistent with the election allowed under GAAP. The Bank enters into interest rate derivatives, which manage exposure to changes in the fair value of structured certificates of deposit caused by changes in interest rates. Structured interest rate certificates of deposit may have callable features that provide for higher returns to the investor, step-up features that provide for one or more increases in the interest rate, adjustments to the interest rate based on a predetermined benchmark rate or a link to the performance of a reference index. The Bank also issues structured certificates of deposit that are interest rate, equity-linked, foreign currency-linked, debt-linked and commodity-linked and the Bank holds equity derivatives and foreign exchange derivatives and commodity derivatives in order to economically hedge changes in the fair value of the structured certificates of deposit. See Note 12 to the Consolidated Financial Statements for additional information on derivatives. The Bank elected the fair value option for all of the structured certificates of deposit in order to align the economic impact of changes in fair value of the structured certificates of deposits with the related derivative instruments. See Note 10 to the Consolidated Financial Statements for additional information on fair value measurements. The structured certificates of deposit are classified as deposits and interest is measured based on contractual interest rates and recorded as interest expense. At December 31, 2010, the fair value of the structured certificates of deposit was \$3.5 million greater than the principal balance of \$1.3 billion. At December 31, 2009, the fair value and principal balance of the structured certificates of deposit were \$707.4 million and \$706.9 million, respectively. The impact of recording the structured certificates of deposit at fair value was a decrease in noninterest revenue of \$6.5 million for the year ended December 31, 2010 and an increase in noninterest revenue of \$1.2 million for year ended December 31, 2009. There was no change in fair value attributable to changes in the Bank's credit risk for the years ended December 31, 2010 and 2009.

8. Securities Purchased Under Agreement to Resell, Securities Sold Under Agreement to Repurchase, Federal Funds, Commercial Paper and Securities Lending Activities

The Bank enters into purchases of securities, primarily U.S. Treasury and Federal agency securities under agreements to resell identical securities. The amounts advanced under these agreements represent short-term loans and are reflected as assets in the Consolidated Statements of Condition. Securities purchased under agreement to resell totaled \$1.2 billion and \$145.0 million at December 31, 2010 and 2009, respectively.

The Bank also enters into sales of securities, primarily U.S. Treasury and Federal agency securities under agreements to repurchase identical securities. The amounts received under these agreements represent short-term borrowings and are reflected as liabilities in the Consolidated Statements of Condition. Securities sold under agreement to repurchase totaled \$864.9 million and \$2.5 billion at December 31, 2010 and 2009, respectively.

The Bank monitors the market value of the securities on a daily basis and adjusts the level of collateral, as appropriate. The Bank's policy is to take possession of securities purchased under agreements to resell.

The Bank purchases and sells federal funds to other banks, typically in unsecured transactions. Federal funds sold are recorded as assets and federal funds purchased are recorded as liabilities in the Consolidated Statements of Condition.

Federal funds sold totaled \$9.5 million and \$30.0 million at December 31, 2010 and 2009, respectively. Federal funds purchased totaled \$194.3 million and \$236.1 million at December 31, 2010 and 2009, respectively.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)****9. Long-Term Notes**

The following table summarizes the Bank's long-term notes:

	December 31			
	2010	2009	Rate	Reprice
	(In thousands)			
Floating rate senior note to BMO subsidiary due June 13, 2011	\$ 746,500	\$ 746,500	14bps + 90 day LIBOR	Quarterly
Floating rate senior note to BMO branch due August 14, 2012	1,100,000	1,100,000	14bps + 90 day LIBOR	Quarterly
Floating rate senior note to BMO subsidiary due September 29, 2011	550,000	550,000	14bps + 90 day LIBOR	Quarterly
Total long-term notes senior/unsecured	\$ 2,396,500	\$ 2,396,500		
Floating rate secured note to FHLB due October 30, 2017	\$ 1,000,000	\$ 1,000,000	30 day LIBOR	Monthly
Floating rate secured note to FHLB due November 13, 2017	500,000	500,000	30 day LIBOR	Monthly
Floating rate secured note to FHLB due November 28, 2017	500,000	500,000	30 day LIBOR	Monthly
Floating rate secured note to FHLB due February 20, 2018	375,000	375,000	30 day LIBOR	Monthly
Total long-term notes senior/secured	\$ 2,375,000	\$ 2,375,000		
Floating rate subordinated note to Bankcorp due December 23, 2012	\$	\$ 28,500	50bps + 90 day LIBOR	Quarterly
Floating rate subordinated note to Bankcorp due May 30, 2013		34,000	50bps + 90 day LIBOR	Quarterly
Floating rate subordinated note to Bankcorp due November 26, 2013		24,000	50bps + 90 day LIBOR	Quarterly
Floating rate subordinated note to Bankcorp due February 26, 2014		6,250	50bps + 90 day LIBOR	Quarterly
Floating rate subordinated note to Bankcorp due May 31, 2014	100,000	100,000	35bps + 90 day LIBOR	Quarterly
Floating rate subordinated note to Bankcorp due May 31, 2016	100,000	100,000	38bps + 90 day LIBOR	Quarterly
Total long-term notes subordinated	\$ 200,000	\$ 292,750		

Total long-term notes	\$ 4,971,500	\$ 5,064,250
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At December 31, 2010 and 2009, the current portion of total long-term notes was \$1.3 billion and zero, respectively.

The scheduled principal payments on long-term notes for the years ending December 31, 2011, 2012, 2013, 2014, 2015 and thereafter are \$1.3 billion, \$1.1 billion, \$0, \$100 million, \$0 and \$2.5 billion, respectively.

The Bank's subordinated notes are unsecured obligations, ranking on parity with all unsecured and subordinated indebtedness of the Bank. The Bank's notes are prepayable at any time at the option of the Bank, subject to regulatory approval. In addition, both the Bank and the notes holder may extend maturity of the notes for up to five years subject to approval. At year-end 2010, 30-day and 90-day LIBOR rates were 0.26 percent and 0.30 percent, respectively.

HARRIS N.A. AND SUBSIDIARIES

Notes to Consolidated Financial Statements (Continued)

The interest rate on the long-term secured notes due from HNA to the Federal Home Loan Bank of Chicago (FHLB) reprices monthly at 30 day LIBOR, with a weighted average rate of 0.27 percent at December 31, 2010. The notes are not prepayable. At December 31, 2010 and 2009, first mortgage loans on 1-4 family homes with a carrying value of \$3.3 billion and \$4.5 billion, respectively, were pledged to secure these borrowings.

The Bank offers to institutional investors from time to time, unsecured short-term and medium-term bank notes in an aggregate principal amount of up to \$1.5 billion outstanding at any time. The term of each note could range from 14 days to 15 years. These senior notes are subordinated to deposits and rank on parity as per above with all other unsecured senior indebtedness of the Bank. There were no notes outstanding as of December 31, 2010 or 2009

10. Fair Value of Financial Instruments and Fair Value Measurements

Fair Value of Financial Instruments

FASB ASC 825, *Financial Instruments* , requires the disclosure of estimated fair values for both on and off-balance-sheet financial instruments. The Bank's fair values are based on quoted market prices when available. For financial instruments not actively traded, such as certain loans, deposits, off-balance-sheet transactions and long-term borrowings, fair values have been estimated using various valuation methods and assumptions. The fair value estimates presented herein are not necessarily indicative of the amounts the Bank could realize in an actual transaction. The fair value estimation methodologies employed by the Bank were as follows:

Fair value was assumed to equal carrying value for cash and demand balances due from banks along with short-term money market assets and liabilities (including interest-bearing deposits at banks, Federal funds sold, Federal funds purchased, securities purchased under agreement to resell and securities sold under agreement to repurchase), securities borrowed and loaned, accrued interest receivable and payable, commercial paper outstanding, short-term borrowings and short-term senior notes due to their short term nature.

The fair value of trading account assets and liabilities, securities available-for-sale, and derivative assets and liabilities and the methods used to determine fair value are provided in the Fair Value Measurements section of this Note.

Changes in estimated fair value of loans reflect changes in credit risk and general interest rates which have occurred since the loans were originated. Fair value of floating rate loans was assumed to equal carrying value since the loans interest rates automatically reprice to market. Fair value of residential mortgages was based on current prices for securities backed by similar loans. For other fixed rate loans, fair value was estimated based on future cash flows discounted at current rates at which the Bank would have originated the loan at December 31. Additionally, management considered estimated values of collateral for nonperforming loans secured by real estate. The estimated fair values are not intended to represent estimated exit price fair values as defined under ASC 820.

The fair value of loans held for sale was based on current mortgage-backed security prices corresponding to the mortgage loan pools. See the Fair Value Measurements section of this Note for additional information on the methods used to determine fair value.

The fair value of demand deposits, savings accounts, interest-bearing checking deposits, and money market accounts was the amount payable on demand at the reporting date, or the carrying amount. The fair value of time deposits was

estimated using a discounted cash flow calculation at current market rates offered by the Bank. See the Fair Value Measurements section of this Note for information on the fair value of structured certificates of deposits for which the fair value option has been elected.

The fair value of floating rate long-term notes was assumed to equal carrying value since the notes' interest rates automatically reprice to market. The fair value of fixed rate junior subordinated notes was estimated using a discounted cash flow calculation at current market rates.

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

The fair values of loan commitments and standby letters of credit approximates their carrying value (i.e. deferred income) or estimated cost that would be incurred to induce third parties to assume these commitments.

The estimated fair values of the Bank's financial instruments at December 31, 2010 and 2009 are presented in the following table. See Note 11 to the Consolidated Financial Statements for additional information regarding fair values of off-balance-sheet financial instruments, Note 12 for additional information regarding fair values of derivatives and Note 7 for additional information on the fair value option elected for certain certificates of deposit.

	December 31			
	2010	2010	2009	2009
	Carrying	Fair	Carrying	Fair
	Value	Value	Value	Value
	(In thousands)			
Assets				
Cash and demand balances due from banks	\$ 734,907	\$ 734,907	\$ 904,865	\$ 904,865
Money market assets:				
Interest-bearing deposits at banks	15,014,090	15,014,090	9,231,581	9,231,581
Federal funds sold and securities purchased under agreement to resell	1,255,313	1,255,313	174,979	174,979
Securities available-for-sale	5,674,981	5,674,981	5,898,831	5,898,831
Trading account assets	866,719	866,719	1,113,460	1,113,460
Loans, net of unearned income and allowance for loan losses	21,666,564	21,805,208	22,494,935	22,661,518
Accrued interest receivable	88,893	88,893	29,974	30,553
Loans held for sale	29,915	30,223	105,169	105,169
Derivative instruments	298,532	298,532	254,417	254,417
Total on-balance-sheet financial assets	\$ 45,629,914	\$ 45,768,866	\$ 40,208,211	\$ 40,375,373
Liabilities				
Deposits:				
Demand deposits	\$ 28,093,252	\$ 28,093,252	\$ 22,902,834	\$ 22,902,834
Time deposits	8,369,565	8,446,864	7,392,407	7,507,644
Federal funds purchased	194,251	194,251	236,099	236,099
Securities sold under agreement to repurchase	864,918	864,918	2,512,490	2,512,490
Short-term borrowings	1,427,794	1,427,794	717,050	717,050
Derivative instruments	432,289	432,289	387,517	387,517
Trading account liabilities	74,033	74,033	144,657	144,657
Accrued interest payable	23,904	23,904	24,681	24,681
Long-term notes senior/unsecured	2,396,500	2,396,500	2,396,500	2,396,500
Long-term notes senior/secured	2,375,000	2,375,000	2,375,000	2,375,000

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Long-term notes subordinated	200,000	200,000	292,750	292,750
Total on-balance-sheet financial liabilities	\$ 44,451,506	\$ 44,528,805	\$ 39,381,985	\$ 39,497,222
Off-Balance-Sheet Credit Facilities				
<i>((obligations)/positive positions)</i>				
Loan commitments	\$ 11,961	\$ 11,961	\$ 24,063	\$ 24,063
Standby letters of credit	(1,520)	(1,520)	(1,775)	(1,775)
Total off-balance-sheet credit facilities	\$ 10,441	\$ 10,441	\$ 22,288	\$ 22,288

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

Assets and liabilities measured at fair value on a recurring basis are presented in the following table:

	December 31, 2010			Total at Fair Value
	Fair Value Measurements Using Level 1	Level 2	Level 3	
	(In thousands)			
Assets				
Securities available-for-sale				
U.S. Treasury	\$ 388,763	\$	\$	\$ 388,763
U.S. government agency		1,996,345		1,996,345
U.S. government sponsored mortgage-backed		650,382		650,382
State and municipal		1,586,744	13,727	1,600,471
Non-mortgage asset backed		727,674	774	728,448
Foreign corporate debt securities	300,069			300,069
Foreign government debt securities		250		250
Corporate debt securities		10,253		10,253
Other				
Total securities available for sale	\$ 688,832	\$ 4,971,648	\$ 14,501	\$ 5,674,981
Trading account assets				
U.S. government agency	\$	\$ 830,016	\$	\$ 830,016
Corporate debt securities		36,703		36,703
Total trading account assets	\$	\$ 866,719	\$	\$ 866,719
Derivative instruments				
Trading derivatives				
Interest rate contracts	\$	\$ 268,990	\$ 3,312	\$ 272,302
Foreign exchange contracts		13,389		13,389
Equity contracts		156,701		156,701
Total derivative instruments	\$	\$ 439,080	\$ 3,312	\$ 442,392
Total assets	\$ 688,832	\$ 5,410,728	\$ 17,813	\$ 6,984,092
Liabilities				
Structured CDs (included in interest-bearing deposits)	\$	\$ 1,307,774	\$	\$ 1,307,774
Trading account liabilities (included in other liabilities)				
U.S. Treasury	74,033			74,033
Derivative instruments (included in other liabilities)				

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Trading derivatives				
Interest rate contracts		293,827	14	293,841
Foreign exchange contracts		12,924		12,924
Equity contracts		127,212		127,212
Commodity contracts		637		637
Hedging derivatives				
Interest rate contracts/cash flow hedges		139,389		139,389
Total derivative instruments	\$	\$ 573,989	\$ 14	\$ 574,003
Total liabilities	\$ 74,033	\$ 1,307,774	\$	\$ 1,955,810

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

	December 31, 2009			Total at Fair Value
	Fair Value Measurements Using Level 1	Level 2	Level 3	
	(In thousands)			
Assets				
Securities available-for-sale				
U.S. Treasury	\$ 40,249	\$	\$	\$ 40,249
U.S. government agency		2,884,429		2,884,429
U.S. government sponsored mortgage-backed		733,647		733,647
State and municipal		1,561,800	28,892	1,590,692
Non-mortgage asset backed		5	44,721	44,726
Foreign government debt securities		501,940		501,940
Other		103,148		103,148
Total securities available-for-sale	\$ 40,249	\$ 5,784,969	\$ 73,613	\$ 5,898,831
Trading account assets		1,113,460		1,113,460
Derivative instruments		253,010	1,407	254,417
Total assets	\$ 40,249	\$ 7,151,439	\$ 75,020	\$ 7,266,708
Liabilities				
Structured CDs (included in interest-bearing deposits)	\$	\$ 707,435	\$	\$ 707,435
Trading account liabilities (included in other liabilities)	144,657			144,657
Derivative instruments (included in other liabilities)		387,414	103	387,517
Total liabilities	\$ 144,657	\$ 1,094,849	\$ 103	\$ 1,239,609

HARRIS N.A. AND SUBSIDIARIES**Notes to Consolidated Financial Statements (Continued)**

The following table presents changes in Level 3 assets and liabilities:

	Trading Account Assets	Securities Available- for-sale	Derivative Assets (In thousands)	Derivative Liabilities	Commitment to Purchase ARS
Fair value at January 1, 2009	\$	\$ 55,060	\$ 2,433	\$ 852	\$ 2,015
Realized and unrealized gains and losses included in earnings(1)		1,397	12,055	(749)	
Unrealized gains and losses included in OCI		20,706			
Purchases, sales, issuances, settlements		(3,550)	(13,081)		(2,015)
Fair value at December 31, 2009	\$	\$ 73,613	\$ 1,407	\$ 103	\$
Gains and losses included in earnings related to assets and liabilities held at December 31, 2009	\$	\$ 1,796	\$ 1,407	\$ (103)	\$
Fair value at January 1, 2010	\$	\$ 73,613	\$ 1,407	\$ 103	\$
Realized and unrealized gains and losses included in earnings(1)		1,909	16,312	(89)	