

**ANNUAL STATEMENT**

Including Supplements

OF THE

**PORT LAWRENCE TITLE & TRUST**

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of **TOLEDO**

in the state of **OHIO**

TO THE

Insurance Department

OF THE

STATE OF OHIO

FOR THE YEAR ENDED

December 31, 2002

TITLE

2002



50202200220100100

ANNUAL STATEMENT

For the Year Ended December 31, 2002
OF THE CONDITION AND AFFAIRS OF THE

Port Lawrence Title & Trust Company

NAIC Group Code 0070 (Current Period) 0070 (Prior Period) NAIC Company Code 50202 Employer's ID Number 34-4331105

Organized under the Laws of OHIO, State of Domicile or Port of Entry

Country of Domicile UNITED STATES OF AMERICA

Incorporated: August 7, 1937 Commenced Business: October 7, 1937

Statutory Home Office: 616 MADISON AVENUE TOLEDO, OH 43604

Main Administrative Office: 616 MADISON AVENUE TOLEDO, OH 43604 419-244-4605

Mail Address: 616 MADISON AVENUE TOLEDO, OH 43604

Primary Location of Books and Records: 1360 EAST 9TH ST SUITE 500 CLEVELAND, OH 44114-1720 216-802-3509

Internet Website Address: WWW.PORTLAWRENCE.COM

Statement Contact: MICHAEL LEE JOHNSON 216-802-3509
MLJOHNSON@FIRSTAM.COM 216-802-3465
(E-Mail Address) (Fax Number)

Policyowner Relations Contact: MARGRETTA LASKEY 616 MADISON AVE TOLEDO, OH 43604 000-000-0000

OFFICERS

President MARGRETTA RENZ LASKEY
Secretary JAMES ELWIN GORANSON
Treasurer MICHAEL LEE JOHNSON
Actuary TITLE ACTUARIAL SERVICES

Vice-Presidents

FRED CHARLES MEYER STEPHEN MICHAEL SCZESNY BRIAN STUART SUTTER GERALD ALAN STEWART
VICTOR ROYAL CROUCH TAM ELLEN SALSBERRY

DIRECTORS OR TRUSTEES

GARY LEWIS KERMOTT MICHAEL FRANCIS WAIWOOD MARGRETTA RENZ LASKEY ROBERT J. HAUSER

State of OH
County of ss

The officers of this reporting entity being duly sworn, each depose and say that they are the described officers of said reporting entity, and that on the reporting period stated above, all of the herein described assets were the absolute property of the said reporting entity, free and clear from any liens or claims thereon, except as herein stated, and that this statement, together with related exhibits, schedules and explanations therein contained, annexed or referred to, is a full and true statement of all the assets and liabilities and of the condition and affairs of the said reporting entity as of the reporting period stated above, and of its income and deductions therefrom for the period ended, and have been completed in accordance with the NAIC Annual Statement Instructions and Accounting Practices and Procedures manual except to the extent that: (1) state law may differ; or, (2) that state rules or regulations require differences in reporting not related to accounting practices and procedures, according to the best of their information, knowledge and belief, respectively.

(Signature) MARGRETTA RENZ LASKEY (Signature) JAMES ELWIN GORANSON (Signature) MICHAEL LEE JOHNSON
(Printed Name) President Secretary Treasurer

Subscribed and sworn to before me this day of , 2003

a. Is this an original filing? YES [X] NO [ ]
b. If no: 1. State the amendment number
2. Date filed
3. Number of pages attached

**ASSETS**

	Current Year			Prior Year
	1 Assets	2 Nonadmitted Assets	3 Net Admitted Assets (Cols 1 - 2)	4 Net Admitted Assets
1. Bonds	69,518		69,518	69,518
2. Stocks:				
2.1 Preferred stocks (Schedule D, Part 2, Section 1)				
2.2 Common stocks (Schedule D, Part 2, Section 2)	192,743		192,743	197,147
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens				
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)	220,137		220,137	225,177
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 12,910,004 Schedule E, Part 1) and short-term investments (\$ 0 Schedule DA, Part 2)	12,910,004		12,910,004	9,900,813
6. Other invested assets				
7. Receivable for securities				
8. Subtotals, cash and invested assets (Lines 1 to 7)	13,392,402		13,392,402	10,392,655
9. Title plants (Schedule H), less \$ 0, charged off	1,596,656		1,596,656	1,596,656
10. Title insurance premiums and fees receivable	214,221	19,850	194,371	91,385
11. Funds held by or deposited with reinsured companies				
12. Reinsurance recoverables on loss and loss adjustment expense payments (Schedule F, Part 2, Col. 8)				
13. Federal and foreign income tax recoverable and interest thereon (including \$ 0 net deferred tax asset)				
14. Guaranty funds receivable or on deposit				
15. Electronic data processing equipment and software	149,794		149,794	428,826
16. Interest, dividends and real estate income due and accrued				
17. Net adjustments in assets and liabilities due to foreign exchange rates				
18. Receivable from parent, subsidiaries and affiliates				
19. Other assets nonadmitted (Exhibit 1)	2,446,639	977,472	1,469,167	
20. Aggregate write-ins for other than invested assets		1,469,167	(1,469,167)	
21. TOTALS (Lines 8 to 20)	17,799,712	2,466,489	15,333,223	12,509,522

DETAILS OF WRITE-INS			
2001. GOODWILL NET		1,455,599	(1,455,599)
2002. PREPAID EXPENSES		13,568	(13,568)
2003.			
2098. Summary of remaining write-ins for Line 20 from overflow page			
2099. Totals (Lines 2001 through 2003 + 2098) (Line 20 above)		1,469,167	(1,469,167)

A. The above assets include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserve: Bonds \$ 0 ,  
Short-term investments \$ 303,493 , Mortgages \$ 0 , Cash \$ 0 , Total \$ 303,493

**SEGREGATED FUNDS HELD FOR OTHERS BY THE COMPANY**

(Set apart in special accounts and excluded from company assets and liabilities)

B. Custodial funds in the amount of \$ 9,195,254 not included in the foregoing statement were held pursuant to the governing agreements of custody. These funds consist of \$ 9,195,254 in cash on deposit and \$ 0 in other forms of security.

<b>LIABILITIES, SURPLUS AND OTHER FUNDS</b>	1 Current Year	2 Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	477,038	187,689
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	3,888,813	3,472,767
3. Aggregate of other reserves required by law		
4. Supplemental reserve (Part 2B, Col. 4, Line 12)		
5. Commissions, brokerage and other charges due or accrued to attorneys, agents and real estate brokers		
6. Other expenses (excluding taxes, licenses and fees)	380,410	289,780
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	93,000	82,000
8. Federal and foreign income taxes (including \$ 0 on realized capital gains (losses)) (including \$ 51,000 net deferred tax liability)	869,000	1,461,000
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance	112,364	92,927
12. Unearned interest and real estate income received in advance		
13. Funds held by company under reinsurance treaties		
14. Amounts withheld or retained by company for account of others		
15. Provision for unauthorized reinsurance		
16. Net adjustment in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	139,164	79,567
19. Payable for securities		
20. Aggregate write-ins for other liabilities		
21. Total liabilities (Lines 1 through 20)	5,959,789	5,665,730
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	151,000	151,000
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	3,533,372	3,533,372
28. Unassigned funds (surplus)	5,689,062	3,159,420
29. Less treasury stock, at cost:		
29.1 0 shares common (value included in Line 23 \$ 0 )		
29.2 0 shares preferred (value included in Line 24 \$ 0 )		
30. Surplus as regards policyholders (Lines 22 to 28 less 29)(Page 4, Line 32)	9,373,434	6,843,792
31. Totals (Page 2, Line 21, Col. 3)	15,333,223	12,509,522

<b>DETAILS OF WRITE-INS</b>		
0301.		
0302.		
0303.		
0398. Summary of remaining write-ins for Line 3 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 3 above)		
2001.		
2002.		
2003.		
2098. Summary of remaining write-ins for Line 20 from overflow page		
2099. Totals (Lines 2001 through 2003 plus 2098) (Line 20 above)		
2201.		
2202.		
2203.		
2298. Summary of remaining write-ins for Line 22 from overflow page		
2299. Totals (Lines 2201 through 2203 plus 2298) (Line 22 above)		
2501.		
2502.		
2503.		
2598. Summary of remaining write-ins for Line 25 from overflow page		
2599. Totals (Lines 2501 through 2503 plus 2598) (Line 25 above)		

<b>OPERATIONS AND INVESTMENT EXHIBIT STATEMENT OF INCOME</b>	1 Current Year	2 Prior Year
<b>OPERATING INCOME</b>		
1. Title insurance and related income (Part 1):		
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	6,213,447	5,666,623
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	2,042,813	1,966,335
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	2,255,489	2,410,900
2. Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	10,511,749	10,043,858
<b>DEDUCT:</b>		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	426,311	(19,525)
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	7,727,553	7,917,576
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	8,153,864	7,898,051
8. Net operating gain or (loss) (Lines 3 minus 7)	2,357,885	2,145,807
<b>INVESTMENT INCOME</b>		
9. Net investment income earned (Exhibit of Net investment Income, Line 17)	142,723	274,905
10. Net realized capital gains and (losses) (Exhibit of Capital Gains (Losses))		103
11. Net investment gain or (loss) (Lines 9 + 10)	142,723	275,008
<b>OTHER INCOME</b>		
12. Aggregate write-ins for miscellaneous income or (loss)		
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	2,500,608	2,420,815
14. Federal and foreign income taxes incurred	803,536	775,000
15. Net income (Lines 13 minus 14)	1,697,072	1,645,815
<b>CAPITAL AND SURPLUS ACCOUNT</b>		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	6,843,792	4,674,528
<b>GAINS AND (LOSSES) IN SURPLUS</b>		
17. Net income (from Line 15)	1,697,072	1,645,815
18. Net unrealized capital gains or losses	(4,404)	4,817
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income tax	670,000	(686,000)
21. Change in nonadmitted assets (Exhibit 1, Line 6, Col. 3)	166,974	2,709,341
22. Change in provision for unauthorized reinsurance (Page 3, Line 15, Cols. 2 minus 1)		
23. Change in supplemental reserves (Page 3, Line 4, Cols. 2 minus 1)		
24. Change in surplus notes		
25. Cumulative effect of changes in accounting principles		
26. Capital Changes:		
26.1 Paid in		1,000
26.2 Transferred from surplus (Stock Dividend)		
26.3 Transferred to surplus		
27. Surplus Adjustments:		
27.1 Paid in		102,300
27.2 Transferred to capital (Stock Dividend)		
27.3 Transferred from capital		
28. Dividends to stockholders		(1,250,000)
29. Change in treasury stock (Page 3, Lines (29.1) and (29.2), Cols. 2 minus 1)		
30. Aggregate write-ins for gains and losses in surplus		(358,009)
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	2,529,642	2,169,264
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	9,373,434	6,843,792

<b>DETAILS OF WRITE-INS</b>		
0201. ....		
0202. ....		
0203. ....		
0298. Summary of remaining write-ins for Line 2 from overflow page		
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 2 above)		
0601. ....		
0602. ....		
0603. ....		
0698. Summary of remaining write-ins for Line 6 from overflow page		
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 6 above)		
1201. ....		
1202. ....		
1203. ....		
1298. Summary of remaining write-ins for Line 12 from overflow page		
1299. Totals (Lines 1201 through 1203 plus 1298) (Line 12 above)		
3001. ADJ BEGINNING OF YEAR ACCRUED FEDERAL INCOME TAX		(117,844)
3002. OTHER CHNG IN BEG OF YR DUE TO PARENT (ELIMINATED)		(240,165)
3003. ROUNDING		
3098. Summary of remaining write-ins for Line 30 from overflow page		
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)		(358,009)

<b>CASH FLOW</b>	1 Current Year	2 Prior Year
1. Premiums and other charges collected	10,824,809	10,473,540
2. Loss and loss adjustment expenses paid (net of salvage and subrogation)	136,962	92,263
3. Total operating expenses paid	6,962,646	6,889,266
4. Cash from operations (Line 1 minus Line 2 minus Line 3)	3,725,201	3,492,011
5. Investment income (net of investment expense)	142,723	277,120
6. Other income received (expenses paid)		
7. Federal income taxes (paid) recovered	(725,536)	28,275
8. Net cash from operations (Lines 4 to 7)	3,142,388	3,797,406
9. Proceeds from investments sold, matured or repaid:		
9.1 Bonds		30,000
9.2 Stocks		81
9.3 Mortgage loans		
9.4 Real estate		
9.5 Other invested assets		
9.6 Net gains or (losses) on cash and short-term investments		
9.7 Miscellaneous proceeds	12,006	8,424
9.8 Total investment proceeds (Lines 9.1 to 9.7)	12,006	38,505
10. Other cash provided:		
10.1 Net transfers from affiliates		
10.2 Borrowed funds received		
10.3 Capital paid in		1,000
10.4 Surplus paid in		102,300
10.5 Other sources		144,432
10.6 Total other cash provided (Lines 10.1 to 10.5)		247,732
11. Total (Line 8 plus Line 9.8 plus Line 10.6)	3,154,394	4,083,643
12. Cost of investments acquired (long-term only):		
12.1 Bonds		
12.2 Stocks		
12.3 Mortgage loans		
12.4 Real estate		
12.5 Other invested assets		
12.6 Miscellaneous applications		
12.7 Total investments acquired (Lines 12.1 to 12.6)		
13. Other cash applied:		
13.1 Dividends to stockholders paid		1,250,000
13.2 Net transfers to affiliates		
13.3 Borrowed funds repaid		
13.4 Other applications	145,203	37,221
13.5 Total other cash applied (Lines 13.1 to 13.4)	145,203	1,287,221
14. Total (Line 12.7 plus Line 13.5)	145,203	1,287,221
15. Net change in cash and short-term investments (Line 11 minus Line 14)	3,009,191	2,796,422
<b>RECONCILIATION</b>		
16. Cash and short-term investments:		
16.1 Beginning of year	9,900,813	7,104,391
16.2 End of year (Line 15 plus Line 16.1)	12,910,004	9,900,813

## OPERATIONS AND INVESTMENT EXHIBIT

### PART 1A - SUMMARY OF TITLE INSURANCE PREMIUMS WRITTEN AND RELATED REVENUES

	1	Agency Operations		4 Current Year Total (Cols. 1 + 2 + 3)	5 Prior Year Total
		2 Direct Operations	3 Non-Affiliated Agency Operations		
1. Direct premiums written	5,091,365	1,538,128		6,629,493	6,053,377
2. Escrow and settlement service charges	2,042,813	X X X	X X X	2,042,813	1,966,335
3. Other title fees and service charges (Part 1C, Line 5)	2,255,489	X X X	X X X	2,255,489	2,410,900
4. Totals (Lines 1 + 2 + 3)	9,389,667	1,538,128		10,927,795	10,430,612

### PART 1B - PREMIUMS EARNED EXHIBIT

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	6,629,493	6,053,377
1.2 Assumed		
1.3 Ceded		
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	6,629,493	6,053,377
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	3,472,767	3,086,013
2.2 Additions during the current year	662,949	386,754
2.3 Withdrawals during the current year	246,903	
2.4 Other adjustments to statutory premium reserves		
2.5 Balance at December 31 current year	3,888,813	3,472,767
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	6,213,447	5,666,623

### PART 1C - OTHER TITLE FEES AND SERVICE CHARGES

	1 Current Year	2 Prior Year
1. Title examinations		682,708
2. Searches and abstracts	1,984,110	
3. Surveys		
4. Aggregate write-ins for service charges	271,379	1,728,192
5. Totals	2,255,489	2,410,900
DETAILS OF WRITE-INS		
0401. MISC. TITLE INCOME	271,379	1,728,192
0402. MANAGEMENT FEES		
0403.		
0498. Summary of remaining write-ins for Line 4 from overflow page		
0499. Total (Lines 0401 through 0403 plus 0498) (Line 4 above)	271,379	1,728,192

**OPERATIONS AND INVESTMENT EXHIBIT  
PART 2A - LOSSES PAID AND INCURRED**

	1  Direct Operations	Agency Operations		4  Total Current Year (Cols. 1+2+3)	5  Total Prior Year
		2  Non-Affiliated Agency Operations	3  Affiliated Agency Operations		
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage	136,962			136,962	92,263
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)	136,962			136,962	92,263
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	136,962			136,962	92,263
6. Known claims reserve - current year (Page 3, Line 1, Col. 1)	477,038			477,038	187,689
7. Known claims reserve - prior year (Page 3, Line 1, Column 2)	187,689			187,689	299,477
8. Losses and allocated LAE incurred (Lines 5 plus Line 6 minus Line 7)	426,311			426,311	(19,525)
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)					
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	426,311			426,311	(19,525)

**OPERATIONS AND INVESTMENT EXHIBIT**  
**PART 2B - UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES**

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Total Current Year (Cols. 1 + 2 + 3)	Total Prior Year
1. Loss and allocated LAE reserve for title and other losses of which notice has been received:					
1.1 Direct (Schedule P, Part 1, Line 12, Col. 17)	477,038			477,038	187,689
1.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 18)					
2. Deduct reinsurance recoverable from authorized and unauthorized companies (Schedule P, Part 1, Line 12, Col. 19)					
3. Known claims reserve (Line 1.1 plus Line 1.2 minus Line 2)	477,038			477,038	187,689
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)	128,000			128,000	103,265
4.2 Reinsurance assumed (Schedule P, Part 1, Line 12, Col. 21)					
4.3 Reinsurance ceded (Schedule P, Part 1, Line 12, Col. 22)					
4.4 Net incurred but not reported	128,000			128,000	103,265
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	X X X	X X X	X X X		X X X
6. Less discount for time value of money, if allowed (Sch. P, Part 1, Line 12, Col. 33)	X X X	X X X	X X X		X X X
7. Total Schedule P reserves (Lines 3 + 4.4 + 5 - 6)(Sch. P, Part 1, Line 12, Col. 35)	X X X	X X X	X X X	605,038	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	3,888,813	X X X
9. Aggregate of other reserves required by law	X X X	X X X	X X X		X X X
10. Gross supplemental reserve (a) (Lines 7 - (3 + 8 + 9))	X X X	X X X	X X X		X X X
11. Unrecognized Schedule P transition obligation	X X X	X X X	X X X		X X X
12. Net recognized supplemental reserve (Lines 10 - 11)	X X X	X X X	X X X		X X X

(a) If the sum of Lines 3 + 8 + 9 is greater than Line 7, place a "0" in this Line.

**OPERATIONS AND INVESTMENT EXHIBIT**  
**PART 3 - EXPENSES**

	Title and Escrow Operating Expenses				5 Unallocated Loss Adjustment Expenses	6 Other Operations	7 Investment Expenses	Totals	
	1 Direct Operations	Agency Operations		4 Total (Cols. 1 + 2 + 3)				8 Current Year (Cols. 4 + 5 + 6 + 7)	9 Prior Year
		2 Non-affiliated Agency Operations	3 Affiliated Agency Operations						
1. Personnel costs:									
1.1 Salaries	3,626,632			3,626,632			3,626,632	3,115,760	
1.2 Employee relations and welfare	313,388			313,388			313,388	320,513	
1.3 Payroll taxes	275,872			275,872			275,872	245,630	
1.4 Other personnel costs	174,959			174,959			174,959	217,733	
1.5 Total personnel costs	4,390,851			4,390,851			4,390,851	3,899,636	
2. Amounts paid to or retained by title agents		1,077,570		1,077,570			1,077,570	1,423,782	
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts	48,271			48,271			48,271	38,240	
3.2 Surveys									
3.3 Other	9,086			9,086			9,086		
4. Advertising	29,572			29,572			29,572	121,328	
5. Boards, bureaus and associations	29,317			29,317			29,317	36,740	
6. Title plant rent and maintenance									
7. Claim adjustment services									
8. Amounts charged off, net of recoveries	774			774			774	88,062	
9. Marketing and promotional expenses	147,307			147,307			147,307	112,860	
10. Insurance	1,049			1,049			1,049	15,565	
11. Directors' fees								750	
12. Travel and travel items	63,039			63,039			63,039	89,793	
13. Rent and rent items	588,572			588,572			588,572	602,198	
14. Equipment	173,696			173,696			173,696	185,708	
15. Cost or depreciation of EDP equipment and software	455,655			455,655			455,655	400,208	
16. Printing, stationery, books and periodicals	108,999			108,999			108,999	112,428	
17. Postage, telephone, messengers and express	62,822			62,822			62,822	114,684	
18. Legal and auditing	129,409			129,409			129,409	184,806	
19. Totals (Lines 1.5 to 18)	6,238,419	1,077,570		7,315,989			7,315,989	7,426,788	
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes	73,880	22,320		96,200			96,200	81,537	
20.2 Insurance department licenses and fees	80			80			80	2,080	
20.3 Gross guaranty association assessments									
20.4 All other (excluding federal income and real estate)									
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	73,960	22,320		96,280			96,280	83,617	
21. Real estate expenses									
22. Real estate taxes	11,731			11,731			11,731		
23. Aggregate write-ins for miscellaneous expenses	303,553			303,553			303,553	407,171	
24. Total expenses incurred (Lines 19+20.5+21+22+23)	6,627,663	1,099,890		7,727,553			(a) 7,727,553	7,917,576	
25. Less unpaid expenses - current year	1,924,053			1,924,053			1,924,053	1,159,146	
26. Add unpaid expenses - prior year	1,159,146			1,159,146			1,159,146	130,836	
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	5,862,756	1,099,890		6,962,646			6,962,646	6,889,266	
DETAILS OF WRITE-INS									
2301. OTHER OUTSIDE SERVICES	282,824			282,824			282,824	331,653	
2302. DONATIONS	20,015			20,015			20,015	21,183	
2303. OTHER EXPENSES	714			714			714	54,335	
2398. Summary of remaining write-ins for Line 23 from overflow page									
2399. Totals (Lines 2301 through 2303 plus 2398)(Line 23 above)	303,553			303,553			303,553	407,171	

(a) Includes management fees of \$ 0 to affiliates and \$ 0 to non-affiliates.

**OPERATIONS AND INVESTMENT EXHIBIT  
PART 4 - NET OPERATING GAIN/LOSS EXHIBIT**

	1  Direct Operations	Agency Operations		4  Total (Cols. 1 + 2 + 3)	5  Other Operations	Totals	
		2  Non-affiliated Agency Operations	3  Affiliated Agency Operations			6  Current Year (Cols. 4 + 5)	7  Prior Year
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1, Line 3, Col. 1)	4,771,847	1,441,600		6,213,447		6,213,447	5,666,623
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	2,042,813			2,042,813		2,042,813	1,966,335
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	2,255,489			2,255,489		2,255,489	2,371,982
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	9,070,149	1,441,600		10,511,749		10,511,749	10,004,940
<b>DEDUCT:</b>							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)		426,311		426,311		426,311	(19,525)
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3, 6)	6,627,663	1,099,890		7,727,553		7,727,553	7,917,576
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	6,627,663	1,526,201		8,153,864		8,153,864	7,898,051
8. Net operating gain or (loss) (Lines 3 minus 7)	2,442,486	(84,601)		2,357,885		2,357,885	2,106,889
<b>DETAILS OF WRITE-INS</b>							
0201.							
0202.							
0203.							
0298. Summary of remaining write-ins for Line 2 from overflow page							
0299. Totals (Lines 0201 through 0203 plus 0298)							
0601.							
0602.							
0603.							
0698. Summary of remaining write-ins for Line 6 from overflow page							
0699. Totals (Lines 0601 through 0603 plus 0698)							

**EXHIBIT OF NET INVESTMENT INCOME**

	1 Collected During Year	2 Earned During Year
1. U.S. Government bonds	(a) 2,553	2,553
1.1 Bonds exempt from U.S. tax	(a) 88,937	88,937
1.2 Other bonds (unaffiliated)	(a)	
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b)	
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)		
2.21 Common stocks of affiliates	3,141	3,141
3. Mortgage loans	(c)	
4. Real estate	(d)	
5. Contract loans		
6. Cash/short-term investments	(e) 364	364
7. Derivative instruments	(f)	
8. Other invested assets	47,728	47,728
9. Aggregate write-ins for investment income		
10. Total gross investment income	142,723	142,723
11. Investment expenses		(g)
12. Investment taxes, licenses and fees, excluding federal income taxes		(g)
13. Interest expense		(h)
14. Depreciation on real estate and other invested assets		(i)
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		
17. Net investment income - (Line 10 minus Line 16)		142,723
<b>DETAILS OF WRITE-INS</b>		
0901.		
0902.		
0903.		
0998. Summary of remaining write-ins for Line 9 from overflow page		
0999. Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)		
1501.		
1502.		
1503.		
1598. Summary of remaining write-ins for Line 15 from overflow page		
1599. Totals (Lines 1501 through 1503) plus 1598 (Line 15, above)		
(a) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.		
(b) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued dividends on purchases.		
(c) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.		
(d) Includes \$ 0 for company's occupancy of its own buildings; and excludes \$ 0 interest on encumbrances.		
(e) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.		
(f) Includes \$ 0 accrual of discount less \$ 0 amortization of premium.		
(g) Includes \$ 0 investment expenses and \$ 0 investment taxes, licenses and fees, excluding federal income taxes, attributable to segregated and Separate Accounts.		
(h) Includes \$ 0 interest on surplus notes and \$ 0 interest on capital notes.		
(i) Includes \$ 0 depreciation on real estate and \$ 0 depreciation on other invested assets.		

**EXHIBIT OF CAPITAL GAINS (LOSSES)**

	1	2	3	4 Net Gain (Loss) from Change in Difference Between Basis Book/Adjusted Carrying and Admitted Values	5 Total
	Realized Gain (Loss) On Sales or Maturity	Other Realized Adjustments	Increases (Decreases) by Adjustment		
1. U.S. Government bonds					
1.1 Bonds exempt from U.S. tax					
1.2 Other bonds (unaffiliated)					
1.3 Bonds of affiliates					
2.1 Preferred stocks (unaffiliated)					
2.11 Preferred stocks of affiliates					
2.2 Common stocks (unaffiliated)			(4,404)		(4,404)
2.21 Common stocks of affiliates					
3. Mortgage loans					
4. Real estate					
5. Contract loans					
6. Cash/short-term investments					
7. Derivative instruments					
8. Other invested assets					
9. Aggregate write-ins for capital gains (losses)					
10. Total capital gains (losses)			(4,404)		(4,404)
<b>DETAILS OF WRITE-INS</b>					
0901.					
0902.					
0903.					
0998. Summary of remaining write-ins for Line 9 from overflow page					
0999. Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)					

**EXHIBIT 1 - ANALYSIS OF NONADMITTED ASSETS AND RELATED ITEMS**

	1	2	3
	End of Current Year	End of Prior Year	Changes for year (Increase) or Decrease
1. Summary of Items Page 2, Lines 9 to 15 and 17 and 18, Column 2	19,850	33,566	13,716
2. Other Assets:			
2.1 Deposits in suspended depositories, less estimated amount recoverable			
2.2 Furniture, equipment and supplies	440,173	493,426	53,253
2.3 Leasehold improvements	516,966	607,725	90,759
2.4 Bills receivable			
2.5 Loans on personal security, endorsed or not	20,483	24,989	4,506
2.6 Agents' balances (net)			
2.7 Cash advanced to or in the hands of officers or agents			
3. Total (Lines 2.1 to 2.7)	977,622	1,126,140	148,518
4. Aggregate write-ins for other assets (Page 2, Line 20, Column 2)	1,469,167	1,473,757	4,590
5. Total (Line 1 plus Lines 3 to 4)	2,466,639	2,633,463	166,824
<b>DETAILS OF WRITE-INS</b>			
0401. GOODWILL NET	1,455,599	1,455,599	
0402. PREPAID EXPENSES	13,568	14,010	442
0403. AUTOMOBILES		4,148	4,148
0498. Summary of remaining write-ins for Line 4 from overflow page			
0499. Totals (Lines 0401 through 0403 + 0498) (Line 4 above)	1,469,167	1,473,757	4,590

## NOTES TO FINANCIAL STATEMENTS

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### 1. Summary of Significant Accounting Policies

#### A. Accounting Practices

The accompanying financial statements of the Company have been prepared in conformity with accounting practices prescribed or permitted by the National Association of Insurance Commissioners (NAIC) and the State of Ohio.

#### B. Use of Estimates

The preparation of financial statements in conformity with SAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. Actual results could differ from those estimates.

#### C. Accounting Policies

Title insurance premiums are not fully recognized as revenue on the effective date of the policies.

A portion of the premiums received is deferred and amortized in accordance with state mandated requirements, which governs the statutory premium reserve. The reserve for known title losses reflects the estimated cost necessary to settle all claims reported to the Company and excludes the reserve for incurred but not reported claims.

Asset values are stated as follows:

- 1) Short-term investments are stated at amortized cost.
- 2) Bonds are stated at amortized cost using the scientific method.
- 3) Common stocks at market except that investments in stocks of unconsolidated subsidiaries are carried on the equity basis in accordance with the guidelines of the state of domiciles and the Securities Valuation Office of the NAIC.
- 4) Preferred stocks are stated at market.
- 5) There are no mortgage loans secured by real estate.
- 6) There are no loan-backed securities.
- 7) Investments in common stock of non-insurance subsidiaries in which the Company has an interest of 20% or more are carried on the equity basis in accordance with the guidelines of the state of domiciles and the Securities Valuation Office of the NAIC. These investments are detailed in Scheduled D.
- 8) There are no investments in joint ventures or limited liability companies.
- 9) There are no investments in derivatives.
- 10) Not applicable.
- 11) The reserve for known title losses reflects the estimate cost necessary to settle all claims reported to the Company and excludes the reserve for incurred but not reported claims.

### 2. Accounting changes and correction of errors.

#### A. Not applicable.

B. The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of Ohio. Effective January 1, 2001, the State of Ohio required that insurance companies domiciled in its state prepare their statutory statements in accordance with the NAIC Accounting Practices and Procedures effective January 1, 2001 subject to any deviations prescribed or permitted by the Superintendent of Insurance.

Accounting changes adopted to conform to the new provisions of the NAIC effective January 1, 2001 are reported as changes in accounting principles. The cumulative effect of changes in accounting principles is reported as an adjustment to unassigned funds (surplus) in the period of the change in accounting principle. The cumulative effect is the difference between the amount of capital and surplus at the beginning of the year and the amount of capital and surplus that would have been reported at that date if the new accounting principles had been applied retroactively for all prior periods.

### 3. Business Combinations and Goodwill

This item is not applicable.

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**NOTES TO FINANCIAL STATEMENTS**


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## 4. Discontinued Operations

This item is not applicable.

## 5. Investments

A. The title insurance industry is not in the business of mortgage lending. The mortgages, if any, are listed on Schedule B were acquired through settlements of claims. Items 1 through 11 are not applicable.

B. to E. Not applicable.

## 6. Joint Ventures, Partnerships and Limited Liability Companies.

A. Not applicable.

B. Not applicable.

## 7. Investment Income

Due and accrued investment income is not excluded.

## 8. Derivative Instruments

There are no derivative instruments.

## 9. Income Taxes

A. The components of the net deferred tax asset/(liability) at December 31 are as follows:

	2002	2001
1) Total deferred tax asset	40,000	53,000
2) Total deferred tax liabilities	1,101,000	774,000
3) Total deferred tax asset/(liability) admitted	1,061,000	721,000

B. Not applicable

C. Components of incurred income tax expense and the change in DTAs and DTLs at December 31 are as follows:

	2002	2001
1) Current income tax expense (benefit)	803,536	775,000
2) Not applicable		
3) Not applicable		

D. Not applicable

E. At December 31, 2002, the Company had no net operating loss carry-forward.

F. The Company is included in the consolidated federal income tax return of The First American Corporation, together with those companies owned 80% or more as shown on Schedule Y, Part 1 Organization Chart. The method of allocating between the companies is subject to written agreement and is made pursuant to the method prescribed by Reg. Sections 1.1552-1(A)(2) and 1.1502-33(D)(2)(ii) in which allocation is based upon separate return calculations with current credit for net losses. All income taxes are paid and refunds are collected by The First American Corporation. Inter-company tax balances are settled annually.

## 10. Information Concerning Parent, Subsidiaries and Affiliates

A. The Company is 100% owed by the First American Title Insurance Company, domiciled in the State of California.

## NOTES TO FINANCIAL STATEMENTS

B. Dividends received from subsidiaries are disclosed on Schedule D, Part 2, Section 2. Other material transactions with our parent and subsidiaries are disclosed in Schedule Y, Part 2.

C. - J. Not applicable.

### 11. Debt

A. - B. Not applicable.

### 12. Retirement and Benefit Plans.

A. - C. Not applicable.

D. The Company participates in a 401(k) Plan (the Savings Plan), sponsored by its parent company. The Savings Plan allows for employee-elective contributions up to the maximum deductible amount as determined by the Internal Revenue Code. The parent then makes contributions to the Savings Plan based on profitability, as well as contributions of participants.

### 13. Capital and Surplus and Dividend Restrictions

- 1) The Company has 1,510 shares of common stock authorized, issued, and outstanding.
- 2) The Company has no preferred stock.
- 3) The laws of the state of incorporation, Ohio, limit dividends to shareholders.
- 4) State of Ohio statutes restrict the maximum amount of dividends that can be paid. The dividend amount (if less than net income of the prior year, or, less than 10% of the company's surplus as of the prior year ended) must be communicated at least ten days prior to payment, to the Superintendent of Insurance. Dividend amounts greater than those amounts are considered extraordinary and require approval, after at least thirty days notice, from the Superintendent of Insurance prior to payment.
- 5) - 12) Not applicable

### 14. Contingencies

A. - C. Not applicable

### 15. Leases

- A. The Company leases certain office facilities, automobiles, and equipment under operating leases, which for the most part are renewable. Certain of these leases also provide that the Company will pay insurance and taxes. Future minimum rental payments under these operating leases that have initial or remaining non-cancelable lease terms in excess of one year as of December 31, 2002 are as follows:

2003	206,391
2004	138,228
2005	31,445
Later Years	0

B. Not applicable.

16. - 26. These items are not applicable.

## NOTES TO FINANCIAL STATEMENTS

Investment Categories	Gross Investment Holdings		Admitted Assets as Reported in the Annual Statement	
	1 Amount	2 Percentage	3 Amount	4 Percentage
1. Bonds:				
1.1 U.S. treasury securities	70,718	0.528	69,518	0.519
1.2 U.S. government agency and corporate obligations (excluding mortgage-backed securities):				
1.21 Issued by U.S. government agencies				
1.22 Issued by U.S. government sponsored agencies				
1.3 Foreign government (including Canada, excluding mortgage-backed securities)				
1.4 Securities issued by states, territories, and possessions and political subdivisions in the U.S.:				
1.41 States, territories and possessions general obligations				
1.42 Political subdivisions of states, territories and possessions and political subdivisions general obligations				
1.43 Revenue and assessment obligations				
1.44 Industrial development and similar obligations				
1.5 Mortgage-backed securities (including residential and commercial MBS):				
1.51 Pass-through securities:				
1.511 Guaranteed by GNMA				
1.512 Issued by FNMA and FHLMC				
1.513 Privately issued				
1.52 CMOs and REMICs:				
1.521 Issued by FNMA and FHLMC				
1.522 Privately issued and collateralized by MBS issued or guaranteed by GNMA, FNMA, or FHLMC				
1.523 All other privately issued				
2. Other debt and other fixed income securities (excluding short term):				
2.1 Unaffiliated domestic securities (includes credit tenant loans rated by the SVO)				
2.2 Unaffiliated foreign securities				
2.3 Affiliated securities				
3. Equity interests:				
3.1 Investments in mutual funds				
3.2 Preferred stocks:				
3.21 Affiliated				
3.22 Unaffiliated				
3.3 Publicly traded equity securities (excluding preferred stocks):				
3.31 Affiliated				
3.32 Unaffiliated	92,743	0.692	92,743	0.693
3.4 Other equity securities:				
3.41 Affiliated	100,000	0.747	100,000	0.747
3.42 Unaffiliated				
3.5 Other equity interests including tangible personal property under lease:				
3.51 Affiliated				
3.52 Unaffiliated				
4. Mortgage loans:				
4.1 Construction and land development				
4.2 Agricultural				
4.3 Single family residential properties				
4.4 Multifamily residential properties				
4.5 Commercial loans				
5. Real estate investments:				
5.1 Property occupied by company	220,137	1.644	220,137	1.644
5.2 Property held for production of income (includes \$ 0 of property acquired in satisfaction of debt)				
5.3 Property held for sale (\$ 0 including property acquired in satisfaction of debt)				
6. Policy loans				
7. Receivables for securities				
8. Cash and short-term investments	12,910,004	96.389	12,910,004	96.398
9. Other invested assets				
10. Total invested assets	13,393,602	100.000	13,392,402	100.000

## GENERAL INTERROGATORIES

### PART 1 - COMMON INTERROGATORIES

#### GENERAL

- 1.1 Is the reporting entity a member of an Insurance Holding Company System consisting of two or more affiliated persons, one or more of which is an insurer? Yes [X] No [ ]
- 1.2 If yes, did the reporting entity register and file with its domiciliary State Insurance Commissioner, Director or Superintendent or with such regulatory official of the state of domicile of the principal insurer in the Holding Company System, a registration statement providing disclosure substantially similar to the standards adopted by the National Association of Insurance Commissioners (NAIC) in its Model Insurance Holding Company System Regulatory Act and model regulations pertaining thereto, or is the reporting entity subject to standards and disclosure requirements substantially similar to those required by such Act and regulations? Yes [X] No [ ] N/A [ ]
- 1.3 State Regulating? OHIO
- 
- 2.1 Has any change been made during the year of this statement in the charter, by-laws, articles of incorporation, or deed of settlement of the reporting entity? Yes [ ] No [X]
- 2.2 If yes, date of change:  
If not previously filed, furnish herewith a certified copy of the instrument as amended. \_\_\_\_\_
- 3.1 State as of what date the latest financial examination of the reporting entity was made or is being made. 12/31/1999
- 
- 3.2 State the as of date that the latest financial examination report became available from either the state of domicile or the reporting entity. This date should be the date of the examined balance sheet and not the date the report was completed or released. 12/31/1999
- 
- 3.3 State as of what date the latest financial examination report became available to other states or the public from either the state of domicile or the reporting entity. This is the release date or completion date of the examination report and not the date of the examination (balance sheet date). 01/24/2001
- 
- 3.4 By what department or departments? OHIO DEPARTMENT OF INSURANCE  
\_\_\_\_\_  
\_\_\_\_\_
- 4.1 During the period covered by this statement, did any agent, broker, sales representative, non-affiliated sales/service organization or any combination thereof under common control (other than salaried employees of the reporting entity) receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:
- 4.11 sales of new business? Yes [ ] No [X]  
4.12 renewals? Yes [ ] No [X]
- 4.2 During the period covered by this statement, did any sales/service organization owned in whole or in part by the reporting entity or an affiliate, receive credit or commissions for or control a substantial part (more than 20 percent of any major line of business measured on direct premiums) of:
- 4.21 sales of new business? Yes [ ] No [X]  
4.22 renewals? Yes [ ] No [X]
- 5.1 Has the reporting entity been a party to a merger or consolidation during the period covered by this statement? Yes [ ] No [X]
- 5.2 If yes, provide the name of the entity, NAIC company code, and state of domicile (use two letter state abbreviation) for any entity that has ceased to exist as a result of the merger or consolidation.

1 Name of Entity	2 NAIC Company Code	3 State of Domicile
	00000	
	00000	
	00000	
	00000	
	00000	

- 6.1 Has the reporting entity had any Certificates of Authority, licenses or registrations (including corporate registration, if applicable) suspended or revoked by any governmental entity during the reporting period? (You need not report an action either formal or informal, if a confidentiality clause is part of the agreement) Yes [ ] No [X]
- 6.2 If yes, give full information  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 7.1 Does any foreign (non-United States) person or entity directly or indirectly control 10% or more of the reporting entity? Yes [ ] No [X]
- 7.2 If yes, 0 %
- 7.21 State the percentage of foreign control \_\_\_\_\_
- 7.22 State the nationality(s) of the foreign person(s) or entity(s); or if the entity is a mutual or reciprocal, the nationality of its manager or attorney-in-fact and identify the type of entity(s) (e.g., individual, corporation, government, manager, or attorney-in-fact)

1 Nationality	2 Type of Entity

**GENERAL INTERROGATORIES**  
(continued)

8. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?  
 BATTELLE & BATTELLE, LLP  
 2000 WEST DOROTHY LANE, DAYTON, OH 45439
9. What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with a(n) actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification? TITLE ACTUARIAL SERVICES, CURTIS M PARKER, PRESIDENT  
 8034 LUCKSTONE DRIVE, DUBLIN, OH 43017
10. FOR UNITED STATES BRANCHES OF ALIEN REPORTING ENTITIES ONLY:
- 10.1 What changes have been made during the year in the United States manager or the United States trustees of the reporting entity?
- 10.2 Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located? Yes [ ] No [ ]
- 10.3 Have there been any changes made to any of the trust indentures during the year? Yes [ ] No [ ]
- 10.4 If answer to (10.3) is yes, has the domiciliary or entry state approved the changes? Yes [ ] No [ ] N/A [X]

**BOARD OF DIRECTORS**

11. Is the purchase or sale of all investments of the reporting entity passed upon either by the board of directors or a subordinate committee thereof? Yes [X] No [ ]
12. Does the reporting entity keep a complete permanent record of the proceedings of its board of directors and all subordinate committees thereof? Yes [X] No [ ]
13. Has the reporting entity an established procedure for disclosure to its board of directors or trustees of any material interest or affiliation on the part of any of its officers, directors, trustees or responsible employees which is in or is likely to conflict with the official duties of such person? Yes [X] No [ ]

**FINANCIAL**

- 14.1 Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):
- 14.11 To directors or other officers \$ \_\_\_\_\_
- 14.12 To stockholders not officers \$ \_\_\_\_\_
- 14.13 Trustees, supreme or grand (Fraternal only) \$ \_\_\_\_\_
- 14.2 Total amount of loans outstanding at the end of year (inclusive of Separate Accounts, exclusive of policy loans):
- 14.21 To directors or other officers \$ \_\_\_\_\_
- 14.22 To stockholder not officers \$ \_\_\_\_\_
- 14.23 Trustees, supreme or grand (Fraternal only) \$ \_\_\_\_\_
- 15.1 Were any assets reported in this statement subject to a contractual obligation to transfer to another party without the liability for such obligation being reported in the statement? Yes [ ] No [X]
- 15.2 If yes, state the amount thereof at December 31 of the current year:
- 15.21 Rented from others \$ \_\_\_\_\_
- 15.22 Borrowed from others \$ \_\_\_\_\_
- 15.23 Leased from others \$ \_\_\_\_\_
- 15.24 Other \$ \_\_\_\_\_
- Disclose in Notes to Financial the nature of each obligation.
- 16.1 Does this statement include payments for assessments as described in the Annual Statement Instructions other than guaranty fund or guaranty association assessments? Yes [ ] No [X]
- 16.2 If answer is yes:
- 16.21 Amount paid as losses or risk adjustment \$ \_\_\_\_\_
- 16.22 Amount paid as expenses \$ \_\_\_\_\_
- 16.23 Other amounts paid \$ \_\_\_\_\_

**GENERAL INTERROGATORIES**  
(continued)  
**INVESTMENT**

17. List the following capital stock information for the reporting entity:

Class	1 Number of Shares Authorized	2 Number of Shares Outstanding	3 Par Value Per Share	4 Redemption Price If Callable	5 Is Dividend Rate Limited?	6 Are Dividends Cumulative?
Preferred					Yes [ ] No [X]	Yes [ ] No [X]
Common	1,510	1,510	100	X X X	X X X X X X	X X X X X X

18.1 Were all the stocks, bonds and other securities owned December 31 of current year, over which the reporting entity has exclusive control, in the actual possession of the reporting entity on said date, except as shown by Schedule E - Part 2 - Special Deposits? Yes [X] No [ ]

18.2 If no, give full and complete information, relating thereto 0  
0

19.1 Were any of the stocks, bonds or other assets of the reporting entity owned at December 31 of the current year not exclusively under the control of the reporting entity, except as shown on Schedule E - Part 2 - Special Deposits, or has the reporting entity sold or transferred any assets subject to a put option contract that is currently in force? (Exclude securities subject to Interrogatory 15.1). Yes [ ] No [X]

19.2 If yes, state the amount thereof at December 31 of the current year:

19.21 Loaned to others	\$ _____
19.22 Subject to repurchase agreements	\$ _____
19.23 Subject to reverse repurchase agreements	\$ _____
19.24 Subject to dollar repurchase agreements	\$ _____
19.25 Subject to reverse dollar repurchase agreements	\$ _____
19.26 Pledged as collateral	\$ _____
19.27 Placed under option agreements	\$ _____
19.28 Letter stock or securities restricted as to sale	\$ _____
19.29 Other	\$ _____

19.3 For each category above, if any of these assets are held by other, identify by whom held:

19.31 \_\_\_\_\_

19.32 \_\_\_\_\_

19.33 \_\_\_\_\_

19.34 \_\_\_\_\_

19.35 \_\_\_\_\_

19.36 \_\_\_\_\_

19.37 \_\_\_\_\_

19.38 \_\_\_\_\_

19.39 \_\_\_\_\_

For categories (19.21) and (19.23) above, and for any securities that were made available for use by another person during the period covered by this statement, attach a schedule as shown in the instructions to the annual statement

19.4 For category (19.28) provide the following:

1 Nature of Restriction	2 Description	3 Amount

20.1 Does the reporting entity have any hedging transactions reported on Schedule DB? Yes [ ] No [X]

20.2 If yes, has a comprehensive description of the hedging program been made available to the domiciliary state? Yes [ ] No [ ] N/A [X]

If no, attach a description with this statement.

21.1 Were any preferred stocks or bonds owned as of December 31 of the current year mandatorily convertible into equity, or, at the option of the issuer, convertible into equity? Yes [ ] No [X]

21.2 If yes, state the amount thereof at December 31 of the current year. \$ \_\_\_\_\_

22. Excluding items in Schedule E, real estate, mortgage loans and investments held physically in the reporting entity's offices, vaults or safety deposit boxes, were all stocks, bonds and other securities, owned throughout the current year held pursuant to a custodial agreement with a qualified bank or trust company in accordance with Part 1-General, Section IV.H-Custodial or Safekeeping Agreements of the NAIC Financial Condition Examiners Handbook? Yes [ ] No [X]

22.01 For agreements that comply with the requirements of the NAIC Financial Condition Examiners Handbook, complete the following:

1 Name of Custodian(s)	2 Custodian's Address

**GENERAL INTERROGATORIES**  
(continued)  
**INVESTMENT**

22.02 For all agreements that do not comply with the requirements of the NAIC Financial Condition Examiners Handbook, provide the name, location and a complete explanation:

1 Name(s)	2 Location(s)	3 Complete Explanation(s)

22.03 Have there been any changes, including name changes, in the custodian(s) identified in 22.01 during the current year? Yes [ ] No [X]

22.04 If yes, give full and complete information relating thereto:

1 Old Custodian	2 New Custodian	3 Date of Change	4 Reason

22.05 Identify all investment advisors, brokers/dealers or individuals acting on behalf of brokers/dealers that have access to the investment accounts, handle securities and have authority to make investments on behalf of the reporting entity:

1 Central Registration Depository Number(s)	2 Name	3 Address

**OTHER**

23.1 Amount of payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus, if any? \$ 14,950

23.2 List the name of the organization and the amount paid if any such payment represented 25% or more of the total payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus during the period covered by this statement.

1 Name	2 Amount Paid
	\$
	\$
	\$
	\$

24.1 Amount of payments for legal expenses, if any? \$ 33,230

24.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payments for legal expenses during the period covered by this statement.

1 Name	2 Amount Paid
	\$
	\$
	\$
	\$

25.1 Amount of payments for expenditures in connection with matters before legislative bodies, officers or department of government, if any? \$ \_\_\_\_\_

25.2 List the name of the firm and the amount paid if any such payment represented 25% or more of the total payment expenditures in connection with matters before legislative bodies, officers or department of government during the period covered by this statement.

1 Name	2 Amount Paid
	\$
	\$
	\$
	\$

**GENERAL INTERROGATORIES  
(continued)**

**PART 2-TITLE INTERROGATORIES**

- |   |                     |
|---|---------------------|
| 1.1 Did any persons while an officer, director, trustee or employee receive directly or indirectly, during the period covered by this statement, any compensation in addition to his/her regular compensation on account of the reinsurance transactions of the reporting entity? | YES [ ] NO [X]      |
| 2. Largest net aggregate amount incurred in any one risk.   | \$ <u>2,500,000</u> |
| 3.1 Has the reporting entity reinsured any risk with any other entity and agreed to release such entity from liability, in whole or in part, from any loss that may occur on the risk or portion thereof, reinsured?  | YES [ ] NO [X]      |
| 3.2 If yes, give full information .....   |                     |
| 4. If the reporting entity has assumed risk from another entity, there should be charged on account of such reinsurances a reserve equal to that which the original entity would have been required to charge had it retained the risks. Has this been done?                      | YES [ ] NO [X]      |
| 5.1 Has this reporting entity guaranteed policies issued by any other entity and now in force?  | YES [ ] NO [X]      |
| 5.2 If yes, give full information .....   |                     |
| 6. Uncompleted building construction loans:   |                     |
| 6.1 Amount already loaned   | \$ _____            |
| 6.2 Balance to be advanced  | \$ _____            |
| 6.3 Total amount to be loaned   | \$ _____            |
| 7.1 Does the reporting entity issue bonds secured by certificates of participation in building construction loans prior to the completion of the buildings?   | YES [ ] NO [X]      |
| 7.2 If yes, give total amount of such bonds or certificates of participation issued and outstanding.  | \$ _____            |
| 8. What is the aggregate amount of mortgage loans owned by the reporting entity which consists of co-ordinate interest in first liens?  | \$ _____            |

**FIVE-YEAR HISTORICAL DATA**

Show amounts in whole dollars only, no cents; show percentages to one decimal place, i.e. 17.6.

	1 2002	2 2001	3 2000	4 1999	5 1998
<b>Source of Direct Title Premiums Written (Part 1A)</b>					
1. Direct operations (Part 1A, Line 1, Col. 1)	5,091,365	4,028,215	2,061,134	2,606,915	3,323,304
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	1,538,128	2,025,162	1,498,454	2,082,844	1,453,822
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)					
4. Total	6,629,493	6,053,377	3,559,588	4,689,759	4,777,126
<b>Operating Income Summary (Page 4 &amp; Part 1)</b>					
5. Premiums earned (Part 1B, Line 3)	6,213,447	5,666,623	3,353,177	4,389,308	4,475,115
6. Escrow and settlement service charges (Part 1A, Line 2)	2,042,813	1,966,335	1,136,803	1,263,543	1,628,497
7. Title examinations (Part 1C, Line 1)		682,708	1,680,501	1,857,114	2,453,753
8. Searches and abstracts (Part 1C, Line 2)	1,984,110				
9. Surveys (Part 1C, Line 3)					
10. Aggregate write-ins for service charges (Part 1C, Line 4)	271,379	1,728,192	368,326	318,962	262,728
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	10,511,749	10,043,858	6,538,807	7,828,927	8,820,093
<b>Statement of Income (Page 4)</b>					
13. Net operating gain or (loss) (Line 8)	2,357,885	2,145,807	52,565	(62,561)	1,328,582
14. Net investment gain or (loss) (Line 11)	142,723	275,008	345,178	230,153	236,536
15. Total other income (Line 12)					
16. Federal income taxes incurred (Line 14)	803,536	775,000	152,908	(29,253)	364,374
17. Net income (Line 15)	1,697,072	1,645,815	244,835	196,845	1,200,744
<b>Balance Sheet Items (Pages 2 and 3)</b>					
18. Title insurance premiums and fees receivable (Page 2, Line 10, Col. 3)	194,371	91,385	91,677	282,159	415,242
19. Total admitted assets (Page 2, Line 21, Col. 3)	15,333,223	12,509,522	8,044,735	7,124,923	7,161,419
20. Known claims reserve (Page 3, Line 1)	477,038	187,689	299,477	289,438	289,438
21. Statutory premium reserve (Page 3, Line 2)	3,888,813	3,472,767	3,086,013	2,879,602	2,579,151
22. Total liabilities (Page 3, Line 21)	5,959,789	5,665,730	3,370,207	3,133,870	3,016,688
23. Capital paid up (Page 3, Lines 23 + 24)	151,000	151,000	150,000	150,000	150,000
24. Surplus as regards policyholders (Page 3, Line 30)	9,373,434	6,843,792	4,674,528	3,991,053	4,144,831
<b>Percentage Distribution of Cash and Invested Assets (Page 2, Col. 3)</b>					
(Item divided by Page 2, Line 8, Col. 3) x 100.0					
25. Bonds (Line 1)	0.5	1.3	1.3	1.6	1.6
26. Stocks (Lines 2.1 & 2.2)	1.4	1.7	1.7	2.1	1.9
27. Mortgage loans on real estate (Line 3)					
28. Real estate (Lines 4.1, 4.2 & 4.3)	1.7	3.0	3.0	3.7	3.9
29. Cash and short-term investments (Line 5)	96.4	94.0	93.9	92.5	92.5
30. Other invested assets (Line 6)				0.1	0.1
31. Receivable for securities (Line 7)					
32. Cash and invested assets (Line 8)	100.0	100.0	100.0	100.0	100.0
<b>Investments in Parent, Subsidiaries and Affiliates</b>					
33. Affiliated bonds (Sch. D Summary, Line 25, Col. 1)					
34. Affiliated preferred stocks (Sch. D, Summary, Line 39, Col. 1)					
35. Affiliated common stocks (Sch. D, Summary, Line 53, Col. 2)	100,000	100,000	100,000	100,000	100,900
36. Affiliated short-term investments (subtotals included in Schedule DA, Part 2, Col. 5, Line 11)					
37. Affiliated mortgage loans on real estate					
38. All other affiliated					
39. Total of above Lines 33, 34, 35, 36, 37 & 38	100,000	100,000	100,000	100,000	100,900
40. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 39 above divided by Page 3, Line 30, Col. 1 x 100.0)	1.1	1.5	2.1	2.5	2.4

## FIVE-YEAR HISTORICAL DATA

(Continued)

	1 2002	2 2001	3 2000	4 1999	5 1998
<b>Capital and Surplus Accounts</b> (Page 4)					
41. Net unrealized capital gains or (losses) (Line 18)	(4,404)	4,817			
42. Change in nonadmitted assets (Line 21)	166,974	2,709,341	438,637	(350,652)	(416,085)
43. Dividends to stockholders (Line 28)		(1,250,000)			
44. Change in surplus as regards policyholders for the year (Line 31)	2,529,642	2,169,264	683,475	(153,778)	784,661
<b>Losses Paid and Incurred</b> (Part 2A)					
45. Net payments (Line 5, Col. 4)	136,962	92,263	30,961	20,215	58,091
46. Losses and allocated LAE incurred (Line 8, Col. 4)	426,311	(19,525)	41,000	20,215	58,091
47. Unallocated LAE incurred (Line 9, Col. 4)					
48. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	426,311	(19,525)	41,000	39,415	58,091
<b>Operating Expenses to Total Operating Income</b> (Part 4)(%) (Line item divided by Page 4, Line 3 x 100.0)					
49. Personnel costs (Part 4, Line 1.5, Col. 4)	41.7	38.8	56.7	54.0	46.9
50. Amount paid to or retained by title agents (Part 4, Line 2, Col. 4)	10.2	14.2	11.6	17.9	10.8
51. All other operating expenses (Part 4, Lines 24 minus 1.5 minus 2, Col. 4)	21.0	25.8	30.3	28.4	26.4
52. Total (Lines 49 to 51)	72.9	78.8	98.6	100.3	84.1
<b>Operating Percentages</b> (Page 4) (Line item divided by Page 4, Line 3 x 100.0)					
53. Losses and loss adjustment expenses incurred (Line 4)	4.0	(0.2)	0.6	0.5	0.7
54. Operating expenses incurred (Line 5)	73.5	78.8	98.6	100.3	84.3
55. Aggregate write-ins for other operating deductions (Line 6)					
56. Total operating deductions (Line 7)	77.5		99.2	100.8	85.0
57. Net operating gain or (loss) (Line 8)	22.4	78.6	0.8	(0.8)	15.0
<b>Other Percentages</b> (Line item divided by Part 1B, Line 1.4)					
58. Losses and loss expenses incurred to net premiums written (Page 4, Line 4)	6.0	(0.3)	1.1	0.5	1.2
59. Operating expenses incurred to net premiums written (Page 4, Line 5)	116.5	130.8	181.1	167.4	155.6

**SCHEDULE D - SUMMARY BY COUNTRY**

Long-Term Bonds and Stocks OWNED December 31 of Current Year

Description		1	2	3	4
		Book/Adjusted Carrying Value	Fair Value (a)	Actual Cost	Par Value of Bonds
<b>BONDS</b>					
Governments (Including all obligations guaranteed by governments)	1. United States .....	69,518	70,718	69,518	70,000
	2. Canada .....				
	3. Other Countries .....				
	4. Totals	69,518	70,718	69,518	70,000
States, Territories and Possessions (Direct and guaranteed)	5. United States .....				
	6. Canada .....				
	7. Other Countries .....				
8. Totals					
Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	9. United States .....				
	10. Canada .....				
	11. Other Countries .....				
12. Totals					
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	13. United States .....				
	14. Canada .....				
	15. Other Countries .....				
16. Totals					
Public Utilities (unaffiliated)	17. United States .....				
	18. Canada .....				
	19. Other Countries .....				
20. Totals					
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	21. United States .....				
	22. Canada .....				
	23. Other Countries .....				
24. Totals					
Parent, Subsidiaries and Affiliates	25. Totals				
<b>26. Total Bonds</b>		69,518	70,718	69,518	70,000
<b>PREFERRED STOCKS</b>					
Public Utilities (unaffiliated)	27. United States .....				
	28. Canada .....				
	29. Other Countries .....				
30. Totals					
Banks, Trust and Insurance Companies (unaffiliated)	31. United States .....				
	32. Canada .....				
	33. Other Countries .....				
34. Totals					
Industrial and Miscellaneous (unaffiliated)	35. United States .....				
	36. Canada .....				
	37. Other Countries .....				
38. Totals					
Parent, Subsidiaries and Affiliates	39. Totals				
<b>40. Total Preferred Stocks</b>					
<b>COMMON STOCKS</b>					
Public Utilities (unaffiliated)	41. United States .....				
	42. Canada .....				
	43. Other Countries .....				
44. Totals					
Banks, Trust and Insurance Companies (unaffiliated)	45. United States .....	92,743	92,743	31,451	
	46. Canada .....				
	47. Other Countries .....				
48. Totals	92,743	92,743	31,451		
Industrial and Miscellaneous (unaffiliated)	49. United States .....				
	50. Canada .....				
	51. Other Countries .....				
52. Totals					
Parent, Subsidiaries and Affiliates	53. Totals	100,000	100,000	100,000	
<b>54. Total Common Stocks</b>		192,743	192,743	131,451	
<b>55. Total Stocks</b>		192,743	192,743	131,451	
<b>56. Total Bonds and Stocks</b>		262,261	263,461	200,969	

(a) The aggregate value of bonds which are valued at other than actual fair value is \$ 0.

**SCHEDULE D - VERIFICATION BETWEEN YEARS**

1. Book/adjusted carrying value of bonds and stocks, prior year .....	266,665	6. Foreign Exchange Adjustment:	
2. Cost of bonds and stocks acquired, Column 6, Part 3 .....		6.1 Column 17, Part 1 .....	
3. Increase (decrease) by adjustment:		6.2 Column 13, Part 2, Section 1 .....	
3.1 Column 16, Part 1 .....		6.3 Column 11, Part 2, Section 2 .....	
3.2 Column 12, Part 2, Section 1 .....		6.4 Column 11, Part 4 .....	
3.3 Column 10, Part 2, Section 2 .....	(4,404)	7. Book/adjusted carrying value at end of current period .....	262,261
3.4 Column 10, Part 4 .....	(4,404)	8. Total valuation allowance .....	
4. Total gain (loss), Column 14, Part 4 .....		9. Subtotal (Lines 7 plus 8) .....	262,261
5. Deduct consideration for bonds and stocks disposed of Column 6, Part 4 .....		10. Total nonadmitted amounts .....	
		11. Statement value of bonds and stocks, current period .....	262,261

**SCHEDULE P - PART 1 - SUMMARY**  
(\$'000 Omitted)

Years In Which Policies Were Written	1 Amount of Insurance Written in Millions	Premiums Written and Other Income					Loss and Allocated Loss Adjustment Expenses Payments						
		2 Direct Premium	3 Assumed Premium	4 Other Income	5 Ceded Premium	6 Net	Loss Payments			Allocated LAE Payments			
							7 Direct	8 Assumed	9 Ceded	10 Direct	11 Assumed	12 Ceded	
1. Prior	X X X	10,652		10,107		20,759	19				31		
2. 1993	X X X	3,162		2,655		5,817	32				33		
3. 1994	807,022	2,837		2,046		4,883	10				54		
4. 1995	818,718	2,753		2,618		5,371	9				9		
5. 1996	997,579	3,256		2,979		6,235	61				19		
6. 1997	1,130,602	3,795		3,122		6,917	43				18		
7. 1998	1,433,156	4,777		4,345		9,122	28				7		
8. 1999	1,379,893	4,690		3,440		8,130	41				2		
9. 2000	1,391,976	3,559		3,186		6,745	25				3		
10. 2001		6,053		4,377		10,430	28				11		
11. 2002		6,629		2,482		9,111	19				6		
12. Totals	X X X	52,163		41,357		93,520	315				193		

	13 Salvage and Subrogation Received	14 Unallocated Loss Expense Payments	15 Total Net Loss and Expense Paid (Cols. 7+8+10+11-9-12+14)	16 Number of Claims Reported (Direct)	Loss and Allocated Loss Adjustment Expenses Unpaid						23 Unallocated Loss Expense Unpaid	
					Known Claim Reserves			IBNR Reserves				
					17 Direct	18 Assumed	19 Ceded	20 Direct	21 Assumed	22 Ceded		
1. Prior		108	158		1				2			
2. 1993		19	84						1			
3. 1994		19	83						1			
4. 1995		19	37						2			
5. 1996		19	99						3			
6. 1997		19	80						5			
7. 1998		19	54		3				10			
8. 1999		19	62		2				14			
9. 2000			28						25			
10. 2001			39		146				30			
11. 2002			25		325				35			
12. Total		241	749		477				128			

	24 Total Net Loss and LAE Unpaid (Cols. 17+18+20+21-19-22+23)	25 Number of Claims Outstanding (Direct)	Losses and Allocated Loss Expenses Incurred				Loss and LAE Ratio		32 Net Loss & LAE Per \$1000 Of Coverage ((Cols. 29+14+23)/Col. 1)	33 Discount For Time Value of Money	34 Inter-company Pooling Participation Percentage	35 Net Reserves After Discount (Cols. 24-33)
			26 Direct (Cols. 7+10+17+20)	27 Assumed (Cols. 8+11+18+21)	28 Ceded (Cols. 9+12+19+22)	29 Net	30 Direct Basis ((Col. 14+23+26)/(Cols. 2+4))	31 Net Basis ((Cols. 14+23+29)/Col.6)				
1. Prior	3	1	53			53	0.008	0.008	X X X		3	
2. 1993	1		66			66	0.015	0.015	X X X		1	
3. 1994	1		65			65	0.017	0.017			1	
4. 1995	2		20			20	0.007	0.007			2	
5. 1996	3		83			83	0.016	0.016			3	
6. 1997	5		66			66	0.012	0.012			5	
7. 1998	13	1	48			48	0.007	0.007			13	
8. 1999	16	2	59			59	0.010	0.010			16	
9. 2000	25		53			53	0.008	0.008			25	
10. 2001	176	5	215			215	0.021	0.021			176	
11. 2002	360	1	385			385	0.042	0.042			360	
12. Total	605	10	1,113			1,113	X X X	X X X	X X X		605	

**SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN**  
**Allocated by States and Territories**

States, Etc.	1 Is Insurer Licensed ? (Yes or No)	2 Premium Rate (b)	Direct Premiums Written			6 Other Income	7 Direct Premiums Earned	8 Direct Losses Paid	9 Direct Losses Incurred	10 Direct Losses Unpaid
			3 Direct Operations	Agency Operations						
				4 Non-affiliated Agencies	5 Affiliated Agencies					
1. Alabama	AL	NO								
2. Alaska	AK	NO								
3. Arizona	AZ	NO								
4. Arkansas	AR	NO								
5. California	CA	NO								
6. Colorado	CO	NO								
7. Connecticut	CT	NO								
8. Delaware	DE	NO								
9. Dist. Columbia	DC	NO								
10. Florida	FL	NO								
11. Georgia	GA	NO								
12. Hawaii	HI	NO								
13. Idaho	ID	NO								
14. Illinois	IL	NO								
15. Indiana	IN	NO								
16. Iowa	IA	NO								
17. Kansas	KS	NO								
18. Kentucky	KY	NO								
19. Louisiana	LA	NO								
20. Maine	ME	NO								
21. Maryland	MD	NO								
22. Massachusetts	MA	NO								
23. Michigan	MI	NO								
24. Minnesota	MN	NO								
25. Mississippi	MS	NO								
26. Missouri	MO	NO								
27. Montana	MT	NO								
28. Nebraska	NE	NO								
29. Nevada	NV	NO								
30. New Hampshire	NH	NO								
31. New Jersey	NJ	NO								
32. New Mexico	NM	NO								
33. New York	NY	NO								
34. No. Carolina	NC	NO								
35. No. Dakota	ND	NO								
36. Ohio	OH	YES	R	5,091,365	1,538,128	4,298,302	6,213,447	136,962	426,311	477,038
37. Oklahoma	OK	NO								
38. Oregon	OR	NO								
39. Pennsylvania	PA	NO								
40. Rhode Island	RI	NO								
41. So. Carolina	SC	NO								
42. So. Dakota	SD	NO								
43. Tennessee	TN	NO								
44. Texas	TX	NO								
45. Utah	UT	NO								
46. Vermont	VT	NO								
47. Virginia	VA	NO								
48. Washington	WA	NO								
49. West Virginia	WV	NO								
50. Wisconsin	WI	NO								
51. Wyoming	WY	NO								
52. American Samoa	AS	NO								
53. Guam	GU	NO								
54. Puerto Rico	PR	NO								
55. U.S. Virgin Is.	VI	NO								
56. Canada	CN	NO								
57. Aggregate Other Alien	OT	X X X								
58. Totals	(a) 1			5,091,365	1,538,128	4,298,302	6,213,447	136,962	426,311	477,038

DETAILS OF WRITE-INS										
5701.	X X X									
5702.	X X X									
5703.	X X X									
5798. Summary of remaining write-ins for Line 57 from overflow page	X X X									
5799. Totals (Lines 5701 through 5703 plus 5798)(Line 57 above)	X X X									

(a) Insert the number of yes responses except for Canada and Other Alien.

(b) Insert "AI" if gross all-inclusive rate; "R" if gross risk rate; "O" if other and indicate rate type utilized:

**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**  
**PART 1 - ORGANIZATIONAL CHART**

0070	First American Title Insurance Company	50814	CA	95-2566122
		00000		
	Parent:	00000		
	The First American Corporation	00000	CA	95-1068610
		00000		
	Subsidiaries and Affiliates of First American Title Insurance Com	00000		
0070	First American Title Insurance Co. of Kansas	50043	KS	48-1210636
	Attorneys' Abstract	00000	NY	11-2072017
	Cahaba Title Inc.	00000	AL	
	Consolidated Title & Abstract	00000	MN	41-0202180
	C.T.P Inc.	00000	FL	
	Eastern Abstract Inc.	00000	PA	
	First American Abstract Company (LA)	00000	LA	72-1258121
	First American Affiliates	00000	FL	59-3448126
	First American Equity Loan Services	00000	OH	34-1294802
	First American Exchange of Florida	00000	FL	
	First American Homebuyers Protection Corporation	00000	CA	95-3898805
	First American Homebuyers Protection of Delaware	00000	DE	95-4122713
	First American Title Company (Ketchum)	00000	ID	82-0302598
	First American Title Company of Florida	00000	FL	59-2667960
	First American Title Company of Hawaii	00000	HA	99-0141759
	First American Title Company of Idaho	00000	ID	82-0302598
	First American Title Co. (fmr FATCO of Los Angeles)	00000	CA	95-2295073
	First American Title Company of Nevada	00000	NV	88-0059278
	First American Title Company of Stockton	00000	CA	
	First American Title Guaranty Holding Company	00000	CA	94-2891362
	First American Title Insurance Company of Australia (Pty) Ltd.	00000	AU	
0070	First American Title Insurance Company of New York	51039	NY	11-2162335
0070	First American Title Insurance Company of Texas	50636	TX	74-0891060
0070	First American Title Insurance Company of North Carolina	50008	NC	56-0773057
	Inland Empire Service Corporation	00000	CA	95-2368599
	First Canadian Title Company Ltd.	00000	CN	
	Greater Louisiana Title Ins. Co.	50199	LA	
	Investors Title Company	00000	CA	
0070	Land Title Insurance Company of St. Louis	50237	MO	43-0370060
	First American Transportation Title Insurance Company	00000	LA	
	First Title PLC dba 'F.A. Title Ins. Co. UK Ltd. (Adj Stk)	00000	UK	
	Mariposa County Title Company	00000	CA	
	Massachusetts Abstract Company Inc.	00000	MA	04-6042050

**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**  
**PART 1 - ORGANIZATIONAL CHART**

	Midland Title Security Inc.	00000	OH	34-0822902
	Mid Valley Title and Escrow Company	00000	CA	94-1386566
	New York Abstract Company	00000	NY	13-5271948
	Pilgrim Title	00000	RI	
	Pioneer Agency	00000	PA	
0070	Ohio Bar Title Insurance Company	51330	OH	31-0593692
0070	Port Lawrence Title and Trust Company	50202	OH	34-4331105
	Republic Title of Texas	00000	TX	75-1825384
	San Benito Land Title Company	00000	CA	
	Security Land Title Company of Omaha	00000	OM	
	Settlers Title Agency Inc.	00000	NJ	22-3549472
	Sheils Title Company	00000		
	Skagit County Title Company	00000	WA	
0070	First American Title & Trust Company	50037	OK	73-0458540
	Territorial Abstract & Title	00000	NM	85-0216227
	TICORE Inc.	00000	OR	93-0572240
	Universal Title Company	00000	MN	41-1840517
	First American Abstract Company (MS)	00000	MS	58-2005992
	Bienville Properties Inc.	00000	LA	72-1252494
	First American Exchange Corp. (LA)	00000	LA	72-1263897
	First Exchange Corporation (CA)	00000	CA	
	First American Title Insurance Agency of Mohave Inc.	00000	AZ	86-0252391
	First American Title Insurance Agency Inc. (Navajo)	00000	AZ	86-0280459
	First Exchange of Arizona	00000	AZ	86-0735827
	Burton Abstract & Title Company	00000		
	Memphis Title Company	00000	TN	62-0529596
	Ohio Title Corporation	00000	OH	34-1025240
	Big Horn Land Title Company	00000	WY	83-0203021
	Campbell County Abstract Company	00000	WY	83-0218685
	Converse Land Title Company	00000	WY	83-0272519
	First American Title Guaranty Agency of Carbon County	00000	WY	83-0220179
	First American Title Company of Laramie County	00000	WY	83-0109815
	First American Title Guaranty Agency of Crook County	00000	WY	83-0250927
	First American Title Guaranty Agency of Hot Springs County	00000	WY	83-0200669
	First American Title Guaranty Agency of Sublette County	00000	WY	83-0214420
	Fremont County Title Company	00000	WY	83-0205464
	Goshen County Abstract & Title	00000	WY	83-0120500
	Johnson County Title Company Inc.	00000	WY	83-0220865
	Shoshone Title	00000	WY	83-0185670
	Teton Land Title Company	00000	WY	83-0205079

**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**  
**PART 1 - ORGANIZATIONAL CHART**

	Washakie Abstract Company	00000	WY	83-0153860
	Wyoming Land Title Company	00000	WY	83-0202400
	Albany County Title	00000	WY	83-0102080
	Atlantic Title Company Inc.	00000	ME	
	First American Exchange Corporation of Indiana	00000	IN	
	First States Inc.	00000	PA	
	Security Land Title Company	00000	KS	
	The Security Abstract & Title Company	00000	KS	
	Allied Trustee Services Inc.	00000	CA	
	First American Exchange of Southeast (LA)	00000	LA	
	First American Title Insurance Agency of of Utah Inc.	00000	UT	
	First American Title Company of Illinois	00000	IL	
	Hi-Tech Title Solutions Inc.	00000	VA	
	Island Title Corporation	00000	HI	
	First American Exchange Corporation (PA)	00000	PA	
	First Australian	00000	AU	
	First American Exchange Corporation (MA)	00000	MA	
	Security First Title Affiliates Inc.	00000	FL	
	Androscoggin	00000	ME	
	Connecticut Title Services	00000	CT	06-1280745
	ATI Title Co	00000	AZ	86-0196814
	Guaranty Abstract Title (MA)	00000	MA	04-2872171
	First Exchange of Michigan	00000	MI	
	First American Title Kansas Agency Inc.	00000	KS	
	First American Title & Abstact (OK)	00000	OK	73-0137850
	Carriage Escrow	00000	CA	
0070	Western National Title Insurance Company	51225	UT	87-0445721
	Title Partners of America	00000	FL	65-0586007
	Guaranty Title Co. Inc. ME	00000	ME	01-0500775
	California Title	00000	CA	
	Fidelity Title NJ	00000	NJ	23-2207864
	First American Title Missouri Agency Inc.	00000	MO	43-1799785
	Saia County Title Co. KS	00000	KS	48-1097543
	F.A. Title Co of Waco dba First Title Co. of Waco	00000	TX	76-0587644
	F.A. Exchange Co IL	00000	IL	76-0712068
	Montgomery County Abstact	00000	KS	48-0872787
	F.A. Exchange Corp of Wisconsin	00000	WI	391972592
		00000		
	Subsidiary of First American Abstract Company of Louisiana:	00000		
	Abstracts by Godail Ltd.	00000	LA	72-0928894

**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**  
**PART 1 - ORGANIZATIONAL CHART**

		00000		
	Subsidiaries of First American Title Guaranty Holding Co:	00000		
	First American Title Guaranty Company	00000	CA	94-1648020
	First Escrow Accounting Services	00000	CA	94-3163766
	First Guaranty Exchange Company	00000	CA	77-0264591
	Superior Trustee's Services Co. Inc.	00000	CA	94-3202829
	First Guaranty Bancorp	00000	CA	68-0150526
		00000		
0070	Subsidiary of First American Title of North Carolina:	00000		
	Fidelity Title & Guaranty Company	00000	FL	59-2686304
		00000		
	Subsidiary of Investors Title Company:	00000		
	Investors Title Company of Southern California	00000	CA	
		00000		
0070	Subsidiaries of Land Title Insurance Company of St. Louis:	00000		
	Trust Company of St. Louis County	00000	MO	43-0822505
	Property Data Inc.	00000	MO	43-1377859
		00000		
	Subsidiaries of First American Title Co. of Laramie County:	00000		
	Wyoming First Exchange	00000	WY	
		00000		
	Subsidiary of Massachusetts Abstract Company Inc.:	00000		
0070	Massachusetts Title Insurance Company	50989	MA	04-1591230
		00000		
	Subsidiary of Mid Valley Title and Escrow Company:	00000		
	Mount Shasta Title & Escrow Company	00000	CA	
		00000		
	Subsidiaries of TICORE Inc.:	00000		
0070	First American Title Insurance Company of Oregon	50504	OR	93-0108351
	First American Exchange Corp.	00000	OR	
	Escrow Automated Systems Inc.	00000	OR	93-1162277
		00000		
	Subsidiaries and affiliates of Midland Title Security Inc.	00000		
	First American Midwest Exchange Services Inc.	00000	OH	
	Hall of Fame Title Agency	00000	OH	
	Lawyers Mortgage Co. Inc.	00000	OH	54-0740173
	National Survey Services Inc.	00000	OH	34-0422050
	R.E. Services Inc.	00000	OH	34-1249385
	MCM Title Co.	00000	OH	
	Property Records Inc.	00000	OH	

**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**  
**PART 1 - ORGANIZATIONAL CHART**

	Commerce Title Agency	00000	OH	34-1301932
	Kentucky Land Title Agency Inc.	00000	KY	
	Colonial Title Agency Inc.	00000	OH	34-1464104
		00000		
0070	Subsidiaries of First American Title Insurance Company of Texas:	00000		
	Fort Bend Title Company	00000	TX	74-0827463
	Donegan Abstract Company	00000	TX	
		00000		
	Subsidiary of First American Homebuyers Protection Corporation:	00000		
	First American Homebuyers Protection of Delaware	00000	DE	95-4122713
	Alliance Home Warranty	00000		
		00000		
	Subsidiaries and affiliates of First American Title Company (Ketc00000			
	First American Title Company of Montana	00000	MT	
	First American Title Company of Asotin County	00000	WA	
	First American Title Company of Ravalli County	00000	ID	
	First American Title Company (Mineral County)	00000	ID	
	First American Title Company (Great Falls)	00000	ID	
	First American Administrative Services	00000	ID	
	First Exchange of Idaho	00000	ID	
		00000		
0070	Subsidiary of First American Title & Trust Co.:	00000		
	Southwest Title Land Company	00000	OK	73-0746898
		00000		
0070	Subsidiaries and affiliates of First American Title Insurance Com00000			
	Preferred Land Title Services Inc.	00000	NY	13-3091062
	First American Exchange Corporation	00000	NY	11-3072564
	Mortgage Guarantee & Title Company	00000	RI	05-0186040
	L & H Abstract Corp.	00000	NY	
	Public Abstract Corp.	00000	NY	
	AKT Inc.	00000		
	Judicial Title Insurance	00000	NY	
		00000		
	Subsidiaries of Republic Title of Texas Inc.:	00000		
	American Escrow Co.	00000	TX	75-1433640
	Texas Escrow Co.	00000	TX	75-2342104
	Title Software Corp.	00000	TX	75-1825379
		00000		
	Subsidiaries of First Guaranty Bancorp:	00000		
	First Security Thrift	00000	CA	95-3538068

**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP  
PART 1 - ORGANIZATIONAL CHART**

	FST Financial Services	00000	CA	33-0436473
		00000		
0070	Subsidiaries of Ohio Bar Title Insurance Company:	00000		
	ACS Title and Closing Services	00000		31-1159187
	OBT Exchange Corporation	00000		31-1447776
	ACS Title and Closing Services of KY Inc	00000		31-1439414
		00000		
0070	Affiliate of Port Lawrence Title & Trust Company:	00000		
	A.R.E.A. Title Agency	00000	OH	33-0436473
		00000		
	Subsidiaries of First American Title Insurance Company (UK) Ltd.:	00000		
	First American Title Company (Ireland) Limited	00000	IR	
	First UK Title Company Limited	00000	UK	
		00000		
	Subsidiary of F.A. Title Ins. Co. of Australia Pty LTD	00000		
	First Title New Zealand Limited	00000	NZ	
		00000		
	Subsidiary of First Canadian Title Company:	00000		
	First Canadian Home Warranty	00000	CN	
		00000		
	Subsidiaries of Territorial Abstract & Title Comany:	00000		
	Territorial Escrow	00000	NM	85-0388053
	Titles de Santa Fe	00000	NM	85-0405647
		00000		
	Affiliates of First American Title Company of Utah:	00000		
	Utah First Exchange Inc.	00000	UT	

**OVERFLOW PAGE FOR WRITE-INS**

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