



50857200220100100

ANNUAL STATEMENT

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

Security Union Title Insurance Company

NAIC Group Code 0670 (Current Period) 0670 (Prior Period) NAIC Company Code 50857 Employer's ID Number 95-2216067

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

Country of Domicile US

Incorporated: March 5, 1962 Commenced Business: April 30, 1962

Statutory Home Office: 4050 Calle Real Santa Barbara, CA 93110

Main Administrative Office: 171 North Clark Street 8th Floor Chicago, IL 60601 312-223-2000

Mail Address: 171 North Clark Street 8th Floor Chicago, IL 60601

Primary Location of Books and Records: 4050 Calle Real Santa Barbara, CA 93110 805-696-7000

Internet Website Address: www.fnf.com

Statement Contact: Jan B. Ramsey 805-696-7000
jramsey@fnf.com 805-696-7802
(E-Mail Address) (Fax Number)

Policyowner Relations Contact: Kevin Chiarello 17911 Von Karman Suite 300 Irvine, CA 92614 949-622-4338

OFFICERS

President Patrick Francis Stone, (Chrmn, President & CEO)
Secretary Fernando (NMN) Velez, Jr, (VP & Corporate Secretary)
Treasurer Alan Lynn Stinson, (EVP & Chief Financial Officer)
Actuary

Vice-Presidents

Christopher (NMN) Abbinante Hon Wai Chan Kevin Richard Chiarello Francene Mary DePrez
Thomas Edgar Evans, Jr Patrick Gerard Farenga Ronald Ray Maudsley Anthony John Park
Donald Eugene Partington Raymond Randall Quirk Burton James Rain Peter Tadeusz Sadowski
Ernest Donald Smith

DIRECTORS OR TRUSTEES

Burton James Rain #Alan Lynn Stinson Patrick Francis Stone

State of California
County of Santa Barbara 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) (Signature) (Signature)
Raymond Randall Quirk Fernando (NMN) Velez, Jr Alan Lynn Stinson
(Printed Name) (Printed Name) (Printed Name)
President (Executive Vice President) Secretary (VP & Corporate Secretary) Treasurer (EVP & Chief Financial Officer)

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	40,198,595		40,198,595	31,022,758
2. Stocks:				
2.1 Preferred stocks (Schedule D, Part 2, Section 1)	462,813		462,813	861,063
2.2 Common stocks (Schedule D, Part 2, Section 2)	27,080,455		27,080,455	19,086,628
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens	15,999		15,999	20,086
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)	2,249,917		2,249,917	4,354,502
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				
5. Cash (\$ 907,909 Schedule E, Part 1) and short-term investments (\$ 8,827,673 Schedule DA, Part 2)	9,735,582		9,735,582	17,726,262
6. Other invested assets	3,700,000		3,700,000	4,230,000
7. Receivable for securities				2,930,980
8. Subtotals, cash and invested assets (Lines 1 to 7)	83,443,361		83,443,361	80,232,279
9. Title plants (Schedule H), less \$ 0, charged off	12,537,902	509,339	12,028,563	12,028,563
10. Title insurance premiums and fees receivable	3,985,277	1,177,825	2,807,452	2,511,615
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)				701,634
14. Guaranty funds receivable or on deposit				
15. Electronic data processing equipment and software	62,529		62,529	1,344,204
16. Interest, dividends and real estate income due and accrued	421,431		421,431	566,783
17. Net adjustments in assets and liabilities due to foreign exchange rates				
18. Receivable from parent, subsidiaries and affiliates	2,202,592	898,763	1,303,829	4,614,429
19. Other assets nonadmitted (Exhibit 1)	258,191	258,191		
20. Aggregate write-ins for other than invested assets	2,459,360	1,074,606	1,384,754	2,391,179
21. TOTALS (Lines 8 to 20)	105,370,643	3,918,724	101,451,919	104,390,686

DETAILS OF WRITE-INS				
2001. Title plant improvements	1,384,754		1,384,754	2,391,179
2002. Prepaid expenses	968,359	968,359		
2003. Other assets	106,247	106,247		
2098. Summary of remaining write-ins for Line 20 from overflow page				
2099. Totals (Lines 2001 through 2003 + 2098) (Line 20 above)	2,459,360	1,074,606	1,384,754	2,391,179

A. The above assets include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserve: Bonds \$ 20,882,000 ,  
Short-term investments \$ 0 , Mortgages \$ 0 , Cash \$ 0 , Total \$ 20,882,000

**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 \$ 44,522 not included in the foregoing statement were held pursuant to the governing agreements of  
custody. These funds consist of \$ 44,522 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)	5,492,628	6,177,250
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	20,881,033	21,077,827
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)	7,993,664	5,564,907
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	1,497,719	926,545
8. Federal and foreign income taxes (including \$ 0 on realized capital gains (losses)) (including \$ 0 net deferred tax liability)	2,302,372	173,840
9. Borrowed money \$ 0 and interest thereon \$ 0		
10. Dividends declared and unpaid		
11. Premiums and other consideration received in advance		
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		228,022
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	9,675,660	10,031,578
19. Payable for securities	969,928	
20. Aggregate write-ins for other liabilities		
21. Total liabilities (Lines 1 through 20)	48,813,004	44,179,969
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	30,250,000	30,250,000
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	12,777,384	12,777,384
28. Unassigned funds (surplus)	9,611,531	17,183,332
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)	52,638,915	60,210,716
31. Totals (Page 2, Line 21, Col. 3)	101,451,919	104,390,685

<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)	60,340,048	47,388,999
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)		
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	28,031,508	24,569,547
2. Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	88,371,556	71,958,546
<b>DEDUCT:</b>		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	3,717,424	5,016,765
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	85,165,244	66,283,269
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	88,882,668	71,300,034
8. Net operating gain or (loss) (Lines 3 minus 7)	(511,112)	658,512
<b>INVESTMENT INCOME</b>		
9. Net investment income earned (Exhibit of Net investment Income, Line 17)	3,249,117	8,415,601
10. Net realized capital gains and (losses) (Exhibit of Capital Gains (Losses))	(4,197,737)	2,007,308
11. Net investment gain or (loss) (Lines 9 + 10)	(948,620)	10,422,909
<b>OTHER INCOME</b>		
12. Aggregate write-ins for miscellaneous income or (loss)		
13. Net income, before federal income taxes (Lines 8 + 11 + 12)	(1,459,732)	11,081,421
14. Federal and foreign income taxes incurred	(835,526)	2,367,764
15. Net income (Lines 13 minus 14)	(624,206)	8,713,657
<b>CAPITAL AND SURPLUS ACCOUNT</b>		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	60,210,713	55,079,518
<b>GAINS AND (LOSSES) IN SURPLUS</b>		
17. Net income (from Line 15)	(624,206)	8,713,657
18. Net unrealized capital gains or losses	2,339,234	516,387
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income tax	1,018,498	2,318,867
21. Change in nonadmitted assets (Exhibit 1, Line 6, Col. 3)	(1,241,208)	547,094
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		(1,280,224)
26. Capital Changes:		
26.1 Paid in		
26.2 Transferred from surplus (Stock Dividend)		
26.3 Transferred to surplus		
27. Surplus Adjustments:		
27.1 Paid in		
27.2 Transferred to capital (Stock Dividend)		
27.3 Transferred from capital		
28. Dividends to stockholders	(8,700,000)	(5,500,000)
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	(364,116)	(184,586)
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	(7,571,798)	5,131,195
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	52,638,915	60,210,713

<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. Statutory premium reserve augmentation	796,284	796,284
3002. Prior Period FIT Payable Adjustment	(474,962)	47,286
3003. Prior Period Pension Adjustment	(685,438)	(1,028,156)
3098. Summary of remaining write-ins for Line 30 from overflow page		
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)	(364,116)	(184,586)

<b>CASH FLOW</b>	1 Current Year	2 Prior Year
1. Premiums and other charges collected	88,977,885	72,026,840
2. Loss and loss adjustment expenses paid (net of salvage and subrogation)	4,402,047	4,707,918
3. Total operating expenses paid	82,393,335	62,810,366
4. Cash from operations (Line 1 minus Line 2 minus Line 3)	2,182,503	4,508,556
5. Investment income (net of investment expense)	3,622,297	8,790,399
6. Other income received (expenses paid)		
7. Federal income taxes (paid) recovered	920,329	(2,753,228)
8. Net cash from operations (Lines 4 to 7)	6,725,129	10,545,727
9. Proceeds from investments sold, matured or repaid:		
9.1 Bonds	23,400,745	20,023,639
9.2 Stocks	100,174,868	84,633,983
9.3 Mortgage loans	4,087	3,197
9.4 Real estate	1,776,499	2,220,103
9.5 Other invested assets	530,000	530,000
9.6 Net gains or (losses) on cash and short-term investments		
9.7 Miscellaneous proceeds	3,900,914	
9.8 Total investment proceeds (Lines 9.1 to 9.7)	129,787,113	107,410,922
10. Other cash provided:		
10.1 Net transfers from affiliates	2,954,676	
10.2 Borrowed funds received		
10.3 Capital paid in		
10.4 Surplus paid in		
10.5 Other sources	4,962,807	3,693,792
10.6 Total other cash provided (Lines 10.1 to 10.5)	7,917,483	3,693,792
11. Total (Line 8 plus Line 9.8 plus Line 10.6)	144,429,725	121,650,441
12. Cost of investments acquired (long-term only):		
12.1 Bonds	33,002,513	15,936,049
12.2 Stocks	105,558,915	86,883,933
12.3 Mortgage loans		
12.4 Real estate	60,472	29,508
12.5 Other invested assets		
12.6 Miscellaneous applications		
12.7 Total investments acquired (Lines 12.1 to 12.6)	138,621,900	102,849,490
13. Other cash applied:		
13.1 Dividends to stockholders paid	8,700,000	5,500,000
13.2 Net transfers to affiliates		683,902
13.3 Borrowed funds repaid		
13.4 Other applications	5,098,503	4,919,354
13.5 Total other cash applied (Lines 13.1 to 13.4)	13,798,503	11,103,256
14. Total (Line 12.7 plus Line 13.5)	152,420,403	113,952,746
15. Net change in cash and short-term investments (Line 11 minus Line 14)	(7,990,678)	7,697,695
<b>RECONCILIATION</b>		
16. Cash and short-term investments:		
16.1 Beginning of year	17,726,262	10,028,567
16.2 End of year (Line 15 plus Line 16.1)	9,735,584	17,726,262

**OPERATIONS AND INVESTMENT EXHIBIT**

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

	1 Direct Operations	Agency Operations		4 Current Year Total (Cols. 1 + 2 + 3)	5 Prior Year Total
		2 Non-Affiliated Agency Operations	3 Affiliated Agency Operations		
1. Direct premiums written		43,422,502	17,487,969	60,910,471	47,326,707
2. Escrow and settlement service charges		X X X	X X X		
3. Other title fees and service charges (Part 1C, Line 5)	28,031,508	X X X	X X X	28,031,508	24,569,547
4. Totals (Lines 1 + 2 + 3)	28,031,508	43,422,502	17,487,969	88,941,979	71,896,254

**PART 1B - PREMIUMS EARNED EXHIBIT**

	1 Current Year	2 Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	60,910,471	47,326,707
1.2 Assumed	332,581	325,092
1.3 Ceded	840	16,450
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	61,242,212	47,635,349
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	21,077,823	21,930,437
2.2 Additions during the current year	4,038,952	3,275,103
2.3 Withdrawals during the current year	3,136,779	3,028,753
2.4 Other adjustments to statutory premium reserves	(1,098,963)	(1,098,964)
2.5 Balance at December 31 current year	20,881,033	21,077,823
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	60,340,039	47,388,999

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

	1 Current Year	2 Prior Year
1. Title examinations	240	19,070
2. Searches and abstracts	22,706,917	19,799,055
3. Surveys		
4. Aggregate write-ins for service charges	5,324,351	4,751,422
5. Totals	28,031,508	24,569,547
DETAILS OF WRITE-INS		
0401. Other income	5,324,351	4,751,422
0402.		
0403.		
0498. Summary of remaining write-ins for Line 4 from overflow page		
0499. Total (Lines 0401 through 0403 plus 0498) (Line 4 above)	5,324,351	4,751,422

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

	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. Losses and allocated loss adjustment expenses paid - direct business, less salvage	801,786	3,462,949	137,311	4,402,046	4,707,918
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)	801,786	3,462,949	137,311	4,402,046	4,707,918
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	801,786	3,462,949	137,311	4,402,046	4,707,918
6. Known claims reserve - current year (Page 3, Line 1, Col. 1)	732,915	4,759,712		5,492,627	6,177,250
7. Known claims reserve - prior year (Page 3, Line 1, Column 2)	593,004	5,584,246		6,177,250	5,868,403
8. Losses and allocated LAE incurred (Lines 5 plus Line 6 minus Line 7)	941,697	2,638,415	137,311	3,717,423	5,016,765
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)					
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	941,697	2,638,415	137,311	3,717,423	5,016,765

**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)	732,915	4,759,712		5,492,627	6,177,250
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)	732,915	4,759,712		5,492,627	6,177,250
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)	7,815,000	13,052,000		20,867,000	19,704,000
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	7,815,000	13,052,000		20,867,000	19,704,000
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	26,359,627	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	20,881,033	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	8,451,558	2,207,936	632,719	11,292,213			11,292,213	10,999,663	
1.2 Employee relations and welfare	2,919,323	762,663	218,553	3,900,539			3,900,539	390,468	
1.3 Payroll taxes	503,463	131,528	37,691	672,682			672,682		
1.4 Other personnel costs	11,306	2,954	846	15,106			15,106		
1.5 Total personnel costs	11,885,650	3,105,081	889,809	15,880,540			15,880,540	11,390,131	
2. Amounts paid to or retained by title agents		36,099,382	15,389,413	51,488,795			51,488,795	41,015,161	
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts	684,557	178,838	51,249	914,644			914,644	(718,176)	
3.2 Surveys									
3.3 Other	31,454	8,217	2,355	42,026			42,026	(1,219,226)	
4. Advertising	2,605	681	195	3,481			3,481	59,061	
5. Boards, bureaus and associations	12,722	3,324	952	16,998			16,998	9,131	
6. Title plant rent and maintenance	(184,184)	(48,117)	(13,789)	(246,090)			(246,090)		
7. Claim adjustment services									
8. Amounts charged off, net of recoveries	188,179	49,161	14,088	251,428			251,428	393,120	
9. Marketing and promotional expenses	29,638	7,743	2,219	39,600			39,600		
10. Insurance	161,830	42,277	12,115	216,222			216,222	246,463	
11. Directors' fees									
12. Travel and travel items	371,464	97,043	27,809	496,316			496,316	437,230	
13. Rent and rent items	2,412,318	630,208	180,596	3,223,122			3,223,122	3,232,396	
14. Equipment	1,434,524	374,764	107,394	1,916,682			1,916,682	6,756,878	
15. Cost or depreciation of EDP equipment and software	4,045,136	1,056,776	302,836	5,404,748			5,404,748		
16. Printing, stationery, books and periodicals	670,043	175,046	50,162	895,251			895,251	1,655,079	
17. Postage, telephone, messengers and express	1,057,791	276,344	79,191	1,413,326			1,413,326	1,435,603	
18. Legal and auditing	1,186,114	309,867	88,797	1,584,778			1,584,778	222,199	
19. Totals (Lines 1.5 to 18)	23,989,841	42,366,635	17,185,391	83,541,867			83,541,867	64,915,050	
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes		729,917	293,967	1,023,884			1,023,884	795,914	
20.2 Insurance department licenses and fees	78,990	20,636	5,914	105,540			105,540	(7,481)	
20.3 Gross guaranty association assessments									
20.4 All other (excluding federal income and real estate)	60,431	15,785	4,524	80,740			80,740	117,326	
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	139,421	766,338	304,405	1,210,164			1,210,164	905,759	
21. Real estate expenses									
22. Real estate taxes							(4,164)	(444)	
23. Aggregate write-ins for miscellaneous expenses	309,267	80,795	23,153	413,215			413,215	462,462	
24. Total expenses incurred (Lines 19+20.5+21+22+23)	24,438,529	43,213,768	17,512,949	85,165,246			(5,484) (a)	66,282,827	
25. Less unpaid expenses - current year	7,103,743	1,855,825	531,816	9,491,384			9,491,384	6,719,474	
26. Add unpaid expenses - prior year	5,692,565	449,074	577,835	6,719,474			6,719,474	3,246,571	
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	23,027,351	41,807,017	17,558,968	82,393,336			(5,484)	62,809,924	
DETAILS OF WRITE-INS									
2301. Other expenses	309,267	80,795	23,153	413,215			413,215	461,581	
2302. Contracted services								881	
2303.									
2398. Summary of remaining write-ins for Line 23 from overflow page									
2399. Totals (Lines 2301 through 2303 plus 2398)(Line 23 above)	309,267	80,795	23,153	413,215			413,215	462,462	

(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)	332,581	42,778,753	17,228,705	60,340,039		60,340,039	47,389,000
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)							
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	28,031,508			28,031,508		28,031,508	24,569,547
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	28,364,089	42,778,753	17,228,705	88,371,547		88,371,547	71,958,547
<b>DEDUCT:</b>							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	941,697	2,638,415	137,311	3,717,423		3,717,423	5,016,765
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3, 6)	24,438,529	43,213,768	17,512,949	85,165,246		85,165,246	66,283,270
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	25,380,226	45,852,183	17,650,260	88,882,669		88,882,669	71,300,035
8. Net operating gain or (loss) (Lines 3 minus 7)	2,983,863	(3,073,430)	(421,555)	(511,122)		(511,122)	658,512
<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) 707,586	725,296
1.1 Bonds exempt from U.S. tax	(a) 580,459	545,448
1.2 Other bonds (unaffiliated)	(a) 494,435	433,624
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b) 62,020	44,907
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)	38,865	38,865
2.21 Common stocks of affiliates	119,920	119,920
3. Mortgage loans	(c) 1,418	1,418
4. Real estate	(d) 1,196,561	1,196,561
5. Contract loans		
6. Cash/short-term investments	(e) 274,756	224,630
7. Derivative instruments	(f)	
8. Other invested assets	111,629	111,629
9. Aggregate write-ins for investment income		
10. Total gross investment income	3,587,649	3,442,298
11. Investment expenses		(g) 75,432
12. Investment taxes, licenses and fees, excluding federal income taxes		(g)
13. Interest expense		(h) 389
14. Depreciation on real estate and other invested assets		(i) 122,846
15. Aggregate write-ins for deductions from investment income		(5,484)
16. Total deductions (Lines 11 through 15)		193,183
17. Net investment income - (Line 10 minus Line 16)		3,249,115
<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. Real Estate Expenses		(4,164)
1502. Real Estate Taxes		(1,320)
1503.		
1598. Summary of remaining write-ins for Line 15 from overflow page		
1599. Totals (Lines 1501 through 1503) plus 1598 (Line 15, above)		(5,484)
(a) Includes \$ 69,231 accrual of discount less \$ 298,152 amortization of premium and less \$ 205,632 paid for accrued interest on purchases.		
(b) Includes \$ 1,984 accrual of discount less \$ 891 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 \$ 368,294 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 \$ 75,432 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 \$ 122,846 depreciation on real estate and \$ 0 depreciation on other invested assets.		

**EXHIBIT OF CAPITAL GAINS (LOSSES)**

	1	2	3	4	5
	Realized Gain (Loss) On Sales or Maturity	Other Realized Adjustments	Increases (Decreases) by Adjustment	Net Gain (Loss) from Change in Difference Between Basis Book/Adjusted Carrying and Admitted Values	Total
1. U.S. Government bonds	135,779				135,779
1.1 Bonds exempt from U.S. tax	337,738				337,738
1.2 Other bonds (unaffiliated)	(321,450)	(424,494)		75,414	(670,530)
1.3 Bonds of affiliates					
2.1 Preferred stocks (unaffiliated)	15,468			254,189	269,657
2.11 Preferred stocks of affiliates					
2.2 Common stocks (unaffiliated)	112,798	(3,486,746)		(36,987)	(3,410,935)
2.21 Common stocks of affiliates				5,351,709	5,351,709
3. Mortgage loans					
4. Real estate	(266,833)				(266,833)
5. Contract loans					
6. Cash/short-term investments					
7. Derivative instruments					
8. Other invested assets					
9. Aggregate write-ins for capital gains (losses)	(300,000)			(3,305,095)	(3,605,095)
10. Total capital gains (losses)	(286,500)	(3,911,240)		2,339,230	(1,858,510)
<b>DETAILS OF WRITE-INS</b>					
0901. Loss on Abandoned EDP Equipment	(300,000)			(3,305,095)	(3,605,095)
0902. Deferred Tax Effect					
0903.					
0998. Summary of remaining write-ins for Line 9 from overflow page					
0999. Totals (Lines 0901 through 0903) plus 0998 (Line 9, above)	(300,000)			(3,305,095)	(3,605,095)

**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	2,585,927	1,178,557	(1,407,370)
2. Other Assets:			
2.1 Deposits in suspended depositories, less estimated amount recoverable			
2.2 Furniture, equipment and supplies	226,100	323,209	97,109
2.3 Leasehold improvements	32,091	184,504	152,413
2.4 Bills receivable			
2.5 Loans on personal security, endorsed or not			
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)	258,191	507,713	249,522
4. Aggregate write-ins for other assets (Page 2, Line 20, Column 2)	1,074,606	991,242	(83,364)
5. Total (Line 1 plus Lines 3 to 4)	3,918,724	2,677,512	(1,241,212)
<b>DETAILS OF WRITE-INS</b>			
0401. Prepaid expenses	968,359	884,996	(83,363)
0402. Other assets	106,247	106,246	(1)
0403.			
0498. Summary of remaining write-ins for Line 4 from overflow page			
0499. Totals (Lines 0401 through 0403 + 0498) (Line 4 above)	1,074,606	991,242	(83,364)

## NOTES TO FINANCIAL STATEMENTS

### 1. Summary of Significant Accounting Policies:

The financial statements of Security Union Title Insurance Company are presented on the basis of accounting practices prescribed or permitted by the State of California Department of Insurance.

#### A. Accounting Practices :

To the extent possible, the accompanying financial statements have been prepared in substantial conformity with the National Association of Insurance Commissioners' (NAIC) *Accounting Practices and Procedures Manual*, version March 1, 2002, (NAIC SAP), except where the laws of the State of California differ. Significant variances between California basis of accounting and NAIC SAP are: investments in title plants under California laws are limited to 50% of an insurer's capital stock, as compared to NAIC SAP which allows the lesser of 20% of admitted assets or 40% of surplus; and recovery rates for amounts set aside in the statutory premium reserves differ.

A reconciliation of the Company's net income and capital and surplus between NAIC SAP and practices prescribed and permitted by the State of California is shown below:

1.	Net Income, California Basis	(624,206)
2.	State Prescribed/Permitted Practices (Income):	
	Statutory Premium Reserve Recovery, net of tax	532,204
3.	Net Income, NAIC SAP basis	(92,002)
4.	Statutory Surplus, California Basis	52,638,915
5.	State Prescribed/Permitted Practices (Surplus):	
	Statutory Premium Reserve	532,204
6.	Statutory Surplus, NAIC SAP Basis	53,171,119

#### B. Use of Estimates in the Preparation of the Financial Statements:

The preparation of financial statements in conformity with Statutory Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities. It also requires disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

#### C. Accounting Policy:

A portion of title insurance premiums written, escrow fees and other title fees is deferred and set aside in the statutory premium reserve which is computed and amortized in accordance with accounting practices prescribed by the California Department of Insurance. The remaining portion of title insurance premiums, escrow fees and other title fees are recognized at the time of the closing of the related real estate transaction.

Amounts paid to or retained by title agents are recognized as an expense when incurred.

In addition, the company uses the following accounting policies:

- (1) Short term investments are stated at amortized cost.
- (2) Bonds are stated at amortized cost using the effective interest method with exception to those bonds with a NAIC designation of 3-6, which are stated at the lower of amortized cost or market value.
- (3) Unaffiliated common stock holdings are stated at NAIC market value.
- (4) Preferred stocks are stated at NAIC market value with exception to the preferred stock with a NAIC designation of 3-6, which are stated at the lower of cost or market.
- (5) Mortgage Loans on Real Estate are stated at the aggregate carrying value less accrued interest.
- (6) Loan-backed securities are stated at amortized cost or the lower of amortized cost or market value.
- (7) Investment in Subsidiaries, Controlled or Affiliated Companies are valued using the underlying statutory equity, as adjusted, or audited GAAP equity, as appropriate for each individual investment.
- (8) Interest in Joint Ventures are valued based on the underlying equity of the investee.
- (9) Derivatives - None
- (10) Anticipated investment income to be used as a factor in a premium deficiency calculation - None

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## NOTES TO FINANCIAL STATEMENTS

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(11) Unpaid losses and loss adjustment expense include an amount determined from individual case estimates and loss reports. Such liabilities are necessarily based on assumptions and estimates. While management believes the amount is adequate, the ultimate liability maybe in excess of or less than the amount provided. The methods for making such estimates and for establishing the resulting liability are continually reviewed and any adjustments are reflected in the period determined.

### 2. Accounting Changes and Correction of Errors:

- A. During the current year's financial statement preparation, there was no individually material change in accounting principle or correction of errors. Refer to item B for discussion of the initial implementation of codification.
- B. The Company prepares its statutory financial statements in conformity with accounting practices prescribed or permitted by the State of California. Effective January 01, 2001, the State of California required that insurance companies domiciled in the State of California prepare their statutory basis financial statements in accordance with the *NAIC Accounting Practices and Procedures Manual* – Version January 01, 2001 except where that conflicts with the laws of the State of California.

Accounting changes adopted to conform with the provisions of the *NAIC Accounting Practices and Procedures Manual* – Version effective January 01, 2001 are reported as changes in accounting principles. The cumulative effect of the change in accounting principles is reported as an adjustment to unassigned funds (surplus) in the period of the change in the 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 or all prior periods. As a result of these changes, the Company reported a change in accounting principle, as an adjustment that increased unassigned funds (surplus) of \$(1,280,224 ) as of January 01, 2001. Included in this total adjustment is an increase to unassigned funds of approximately \$419,194 related to deferred tax assets.

### 3. Business Combinations and Goodwill:

Non-applicable.

### 4. Discontinued Operations:

Non-applicable.

### 5. Investments:

- A. Mortgage Loans – At December 31, 2002 and 2001, the Company had mortgage loans receivable, consisting of promissory notes secured by first deeds of trust on real estate, with installments due monthly through 2006 or upon sale of real estate securing such promissory notes. Interest rates were 7%.
- B. Debt Restructuring – Non-applicable
- C. Reverse Mortgages – Non-applicable
- D. Loan Backed Securities

Prepayment assumptions for single class and multi-class mortgage backed/asset backed securities were obtained from broker dealer survey values or internal estimates.

A broker market analysis was used in determining the market value of its loan-back securities.

- E. Repurchase Agreements – Non Applicable

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

The Company has no investments in Joint Ventures, Partnerships or Limited Liability Companies that exceed 10% of its admitted assets.

### 7. Investment Income:

There was no due and accrued income excluded in the financial statements.

### 8. Derivative Instruments:

None

### 9. Income Taxes: .

## NOTES TO FINANCIAL STATEMENTS

**A. The components of the net DTA recognized in the Company's Assets, Liabilities, Surplus and Other Funds are as follows:**

	Dec. 31, 2002	Jan. 1, 2002
(1) Total of gross deferred tax assets	3,756,559	3,254,456
(2) Total of deferred tax liabilities	(5,341,522)	(2,071,369)
Net deferred tax asset	(1,584,963)	1,183,087
(3) Deferred tax asset nonadmitted	-	(481,453)
(4) Net admitted deferred tax asset (not less than zero)	-	701,634
(5) Increase(decrease) in nonadmitted asset	(481,453)	

**B. N/A**

**C. Current income taxes incurred consist of the following major components:**

	2002	2001
Federal	(835,526)	2,367,764
Foreign	-	-
Sub-total	(835,526)	2,367,764
Other	-	
Federal income taxes incurred	(835,526)	2,367,764

**The main components of the 2002 deferred tax amounts are as follows:**

	Statutory	Tax	Difference	Tax Effect
Deferred tax assets:				
Discounting of reserves		4,805,182	(4,805,182)	1,681,814
Employee Benefits	(254,392)		(254,392)	89,037
Gain/Loss Sale of Assets	(8,068)		(8,068)	2,824
Pension plan	(5,269,797)		(5,269,797)	1,844,429
Market Discount	(213,685)		(213,685)	74,790
Other	(181,902)		(181,902)	63,665
Total deferred tax assets	(5,927,844)	4,805,182	(10,733,026)	3,756,559
Nonadmitted deferred tax assets			-	-
Admitted deferred tax assets			(10,733,026)	3,756,559
Deferred tax liabilities:				
Unrealized Gains	15,261,491		15,261,491	(5,341,522)
Other	-		-	-
Total deferred tax liabilities	15,261,491	-	15,261,491	(5,341,522)
Net admitted deferred tax asset (not less than zero)			-	-

**The changes in main components of DTAs and DTLs are as follows:**

	2002	2001	Change
Deferred tax assets:			
Discounting of reserves	1,681,814	1,703,067	(21,253)
Employee Benefits	89,037	276,844	(187,807)
Gain/Loss Sale of Assets	2,824	-	2,824
Pension plan	1,844,429	1,177,601	666,828
Market Discount	74,790	-	74,790
Other	63,665	96,944	(33,279)
Total deferred tax assets	3,756,559	3,254,456	502,103
Nonadmitted deferred tax assets	-	(481,453)	481,453
Admitted deferred tax assets	3,756,559	2,773,003	983,556
Deferred tax liabilities:			
Unrealized Gain	(5,341,522)	(2,036,427)	(3,305,095)
Other	-	(34,943)	34,943
Total deferred tax liabilities	(5,341,522)	(2,071,369)	(3,270,153)
Net admitted deferred tax asset (not less than zero)	-	701,634	(701,634)

**D. Among the more significant book to tax adjustments were the following:**

	Amount	Tax Effect
Income before taxes	(1,459,732)	(510,906)
Tax exempt income deduction	(463,631)	(162,271)
Dividends received deduction	(30,294)	(10,603)
Meals & Entertainment	2,095	733
Other non deductible adjustments	3,559	1,246

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**NOTES TO FINANCIAL STATEMENTS**


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Subtotal after permanent differences	(1,948,003)	(681,801)
Temporary differences and prior year adjustments	(439,213)	(153,725)
Taxable Income/Current Tax	(2,387,216)	(835,526)

E. (1) The Company does not have any capital loss or operating loss carry forwards.

E.(2) The amount of Federal income taxes incurred and available for recoupment in the event of future net losses is:

a. 2002	\$0
b. 2001	\$2,367,764
c. 2000	\$604,396

F. The Company is included in a consolidated federal income tax return with its parent company, Fidelity National Financial, Inc. (See organizational chart on Schedule Y for a complete listing of the Fidelity National Financial consolidated group). The Company has a written agreement, approved by the Company's Board of Directors, which sets forth the manner in which the total combined federal income tax is allocated to each entity that is a party to the consolidation. Pursuant to this agreement, the Company has the enforceable right to recoup federal income taxes paid in prior years in the event of future net losses, which it may incur, or to recoup its net losses carried forward as an offset to future net income subject to federal income taxes. The written agreement also provides that each entity in Fidelity's consolidated group compute their tax as though the entity pays tax on a stand alone basis.

**10. Information Concerning Parent, Subsidiaries and Affiliates:**

- A. The Company is a member of a holding company group, as disclosed on Schedule Y Part 1 of this Annual Statement.
- B. A summary of material transactions between the Company and its parent, subsidiaries and affiliates is disclosed on Schedule Y Part 2 of this Annual Statement.
- C. The dollar amount of these transactions is disclosed on Schedule Y Part 2 of this Annual Statement.
- D. At December 31, 2002 and 2001, the Company has a receivable from the parent and/or other related parties totaling \$1,303,829 and \$4,614,428 respectively, and a payable to the parent and/or other related parties of \$9,675,660 and \$10,031,578 respectively. Intercompany balances are generally settled on a monthly basis.
- E. There are no guarantees or undertakings, written or otherwise, for the benefit of an affiliate or related party that could result in a material contingent exposure of the reporting entity's or any related party's assets or liabilities.
- F. The Company has several service agreements and cost sharing arrangements with its subsidiaries and affiliates. These arrangements are based on a straight pass-through allocation of actual costs incurred by the insurer. The balances on these arrangements are shown on Schedule Y.
- G. Chicago Title & Trust, domiciled in the State of Illinois, owns 100% of the outstanding shares of the Company.
- H. The Company owns 70,000 shares of stock of its ultimate parent, Fidelity National Financial (FNF), which were purchased on the open market, and represent less than 1/10<sup>th</sup> of 1% of the total outstanding shares of FNF.
- I. The Company owns 100% of the stock of CTI Oregon, an insurance company, whose carrying value is approximately 10% of the admitted assets of the Company. The Company carried this investment at the statutory equity of the insurer.

The statement value of CTI Oregon assets, liabilities and equity as of 12/31/2002 and 12/31/2001 was

	12/31/2002	12/31/2001
Assets	\$25,029,377	\$25,150,464
Liabilities	\$14,903,116	\$16,078,366
Equity	\$10,126,261	\$ 9,072,098

Net income of CTI Oregon for the period ending 12/31/2002 and 12/31/2001 was \$3,554,167 and \$4,407,310 respectively.

- J. Impairment write downs – None

**11. Debt:**

- A. Capital Notes – None
- B. Other Debt – None

**12. Retirement Plans, Deferred Compensation, Postemployment Benefits and Compensated Absences and**



## NOTES TO FINANCIAL STATEMENTS

### Other Postretirement Benefit Plans:

- A. Defined Benefit Plan - None
- B. Defined Contribution Plan – None
- C. Multi-employer Plan – None
- D. Consolidated/Holding Company Plans – The Company’s employees are covered by a qualified voluntary contributory savings plan (“401(k) Plan”) sponsored by Fidelity National Financial, Inc, its ultimate parent. Under this plan, participating employees make contributions of up to 15% from pre-tax annual compensation, up to the amount allowed pursuant to the Internal Revenue Code, into individual accounts that are generally not available until the employee reaches age 59 ½. The Company matches participants’ contributions at a rate of 50% of the first 6% of compensation. Matching contributions of \$139,567 and \$140,291 were made in 2002 and 2001, respectively.

The Company’s employees are covered to participate in an Employee Stock Purchase Plan (“ESPP”). Eligible employees may voluntarily purchase, at current market prices, shares of Fidelity National Financial’s common stock through payroll deduction. Pursuant to the ESPP, employees may contribute an amount between 3% and 15% of their base salary and certain commissions. The Company contributes varying amounts as specified in the ESPP. The Company’s cost of its employer matching contributions for the years 2002 and 2001 were \$19,560 and \$14,185, respectively.

Certain Company officers are participants in the 1991, 1993, 1998 and 2001 Executive Incentive Stock Option Plans (the “Plans”) sponsored by Fidelity National Financial, Inc. Under the Plans, participants have the option to purchase shares of Fidelity National Financial stock at annually declining share prices. Options granted under these plans expire within a specified period from the grant date. There is no material effect on the Company’s financial statements as a result of the creation of these Plans.

In connection with the acquisition of its parent by Fidelity National Financial in 2000, Fidelity National Financial assumed the options outstanding under CT&T’s existing stock option plans: the 1998 Long-term Incentive Plan and the Directors Stock Option Plan. Pursuant to the acquisition agreement, options under these plans became fully vested on March 20, 2000. The options granted in accordance with these two plans generally have a term of five to ten years.

In connection with the acquisition of its parent by Fidelity National Financial in 2000, Fidelity National Financial also assumed CT&T’s noncontributory defined benefit plan (the “Pension Plan”). The Pension Plan covers certain CT&T and subsidiary employees. The benefits are based on years of service and the employee’s average monthly compensation in the highest 60 consecutive calendar months during 120 months ending at retirement or termination. The parent company’s funding policy is to contribute annual at least the minimum required contribution under the Employee Retirement Income Security Act (ERISA). Contributions are intended to provide not only for benefits accrued to date, but also for those expected to be earned in the future. Each year the Company is allocated net periodic pension expense from CT&T based on employee count for plan participants. Effective January 1, 2001, the Pension Plan was frozen and future contributions of Pension Plan benefits will terminate. The Company’s net periodic pension expense associated with this plan in 2002 and 2001 was \$693,463 and \$133,959, respectively. The accrued pension liability at December 31, 2002 and 2001 was \$5,269,797 and \$3,360,313 respectively. Other disclosures required by generally accepted accounting principles are not calculated on a separate company basis.

CT&T recorded an additional minimum pension liability change during 2002 and 2001, in accordance with SFAS 87, “Employers’ Accounting for Pensions” (SFAS 87). Under SFAS 87, this change is recorded directly to equity, net of applicable tax effect. Under SSAP 8, this change is recorded in the income statement. CT&T allocated this charge to the subsidiaries that participate in the plan, proportional to their participation levels. The Company followed SFAS 87 for 2001, and SSAP 8 for 2002. As a result, the Company reflected a charge of \$1,663,982 in the income statement net of tax for 2002. An adjustment in 2002 to the 2001 adjustment was recorded directly to equity, net of applicable tax effect. As a result, the Company reflected a charge of \$685,438 and \$1,028,156 as an adjustment directly to surplus, net of tax, for 2002 and 2001 respectively.

Fidelity National Financial assumed certain health care and life insurance benefits for retired CT&T and subsidiary employees in connection with the CT&T acquisition. The cost of these benefit plans are accrued during the periods the employees render service. CT&T is self insured for its post retirement health care and life insurance benefit plans, and the plans are not funded. The health care plans provide for insurance benefits after retirement and are generally contributory, with contributions adjusted annually. Post retirement life insurance benefits are contributory, with coverage amounts declining with increases in a retiree’s age. The current expenses of these plans are charged to participating subsidiaries on a pass through cost basis. The Company experienced net health care and life insurance cost of approximately \$33,057 and \$(9,358) after retiree contributions during 2002 and 2001, respectively.

Certain Company employees and directors may be eligible to participate in a non-qualified deferred compensation plan sponsored by the Company’s ultimate parent, Fidelity National Financial. Selected

## NOTES TO FINANCIAL STATEMENTS

participants may elect to defer an annual amount of salary, bonus, commissions and/or directors' fees for a minimum of \$25,000 and a maximum of 100%. Plan assets are maintained by a trust established by the sponsor, and there is no expense to the Company in connection with this plan.

### 13. Capital and Surplus, Dividend Restrictions and Quasi-Reorganizations:

- A. Share information on the Company's common stock is disclosed in General Interrogatories in this Annual Statement.
- B. Share information on the Company's preferred stock, if any, is disclosed in General Interrogatories in this Annual Statement.
- C. The maximum amount of dividends, which can be paid by State of California Insurance companies to shareholders without prior approval of the Insurance Commissioner, is subject to restrictions relating to statutory surplus. Statutory surplus at December 31, 2002 was \$52,638,915. The maximum dividend that the Company may pay in 2003 without prior regulatory approval is \$5,263,000. The Company declared and paid a dividend in the amount of \$8,700,000 in 2002.
- D. The Company has no restrictions placed on unassigned funds (surplus).
- E. Advances to surplus not repaid – Non-applicable.
- F. The Company holds no stock for any option or employee benefit plans.
- G. Changes in balances in special surplus funds – Non-applicable
- H. The portion of unassigned funds (surplus) represented or reduced by each of the following items:
 

(1) Unrealized gains and losses	\$	9,919,969
(2) Non-admitted asset values	\$	(3,918,724)
(3) Provision for reinsurance	\$	-0-
- I. Surplus Notes – None
- J. Quasi-reorganization – Non-applicable

### 14. Contingencies:

- A. Contingent Commitments – None.
- B. Assessments – Non-applicable
- C. Gain Contingencies - None
- D. All Other Contingencies:
  - (1) Various lawsuits against the Company have arisen in the course of the Company's business. Contingent liabilities arising from litigation, income taxes and other matters are not considered material in relation to the financial position of the Company.
  - (2) The Company has been named in class action lawsuits alleging irregularities and violations of law in connection with title and escrow practices. A stipulated final judgment was entered on October 8, 2002 in the suit filed by the Attorney General of the State of California. The judgment enjoins certain Fidelity National Financial, Inc. subsidiaries, including its title insurance underwriters, (collectively, "Fidelity"), from engaging in certain practices in connection with title and escrow services. Fidelity must pay \$5,148,320 in two equal installments, the first of which was paid October 8, 2002 and the second of which will be paid October 8, 2004. On certain conditions Fidelity also must pay any former escrow customer \$65 for each closed transaction, and provide not more than \$20 million of discounts on escrow and title services to former customers who close an escrow with Fidelity over the next 10 years. Plaintiffs may verify the truth of certain representations made during the negotiations for settlement, and may vacate the judgment and proceed with the action if Plaintiffs, in their sole discretion determine the information was not accurate and complete. The remaining private suits were settled on the same terms, with the additional provision of payment of fees for private counsel that has now been determined by arbitration. The Company does not believe that the resolution of these lawsuits will have a material impact on its financial position or on its operations.

### 15. Leases:

The Company is a party to a number of long-term noncancelable operating leases for certain facilities, furniture and equipment which expire at various times thru 2006. Rental expense for the years 2002 and 2001 was

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**NOTES TO FINANCIAL STATEMENTS**


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\$2,894,303 and \$2,446,157, respectively. At December 31, 2002, the minimum rental commitments under all such leases with initial or remaining terms of more than one year, exclusive of any additional amounts that may become due under escalation clauses, are:

2003	1,182,000
2004	859,000
2005	537,000
2006	268,000
2007 and beyond	0
	<u>2,846,000</u>

**16. Information About Financial Instruments With Off Balance Sheet Risk and Financial Instruments With Concentrations of Credit Risk :**

None

**17. Sale, Transfer, and Servicing of Financial Assets and Extinguishments of Liabilities:**

None

**18. Gains or Loss to the Reporting Entity from Uninsured A & H Plans and the Uninsured Portion of Partially Insured Plans:**

Non-applicable

**19. Direct Premium Written/Produced by Managing General Agents/Third Party Administrators:**

Non-applicable

**20. Other Items:**

A. Extraordinary Items – None

B. Troubled Debt Restructuring – None

C. Other Disclosures:

- (1) Assets in the amount of \$3,611,683 and \$3,102,091 at December 31, 2002 and 2001, were on deposit with government authorities or trustees as required by law.
- (2) In conducting its operations, the Company routinely holds customers' assets in trust, pending completion of real estate transactions. Such amounts are maintained in segregated bank accounts and have not been included in the accompanying statutory financial statements. At December 31, 2002 and 2001, the Company held approximately \$44,522 and \$134,715 of such assets in trust and has a contingent liability relating to the proper disposition of these assets for its customers.

**21. Events Subsequent:**

There were no events subsequent to December 31, 2002, which may have a material effect on the financial condition of the Company.

**22. Reinsurance:**

A. Unsecured Reinsurance Recoverable – None

B. Reinsurance in Dispute – None

C. Reinsurance Assumed or Ceded – Non-applicable

D. Uncollectible Reinsurance – None

E. Commutation of Ceded Reinsurance – None

F. Retroactive Reinsurance – None

**23. Retrospectively Rated Contracts:**

None

**24. Change in Incurred Losses and Loss Adjustment Expenses :**

## NOTES TO FINANCIAL STATEMENTS

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Reserves for incurred losses and loss adjustment expenses attributable to insured events of prior years has increased (decreased) by \$(684,622) from \$6,177,250 in 2001 to \$5,492,628 in 2002 as a result of reestimation of unpaid losses and loss adjustment expenses. This increase (decrease) is generally the result of ongoing analysis of recent loss development trends. Original estimates are increased or decreased as additional information becomes known regarding individual claims.

**25. Inter-company Pooling Arrangements:**

None

**26. Structured Settlements:**

None

## SUMMARY INVESTMENT SCHEDULE

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	6,046,612	7.246	6,046,612	7.246
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	7,537,612	9.033	7,537,612	9.033
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	5,847,133	7.007	5,847,133	7.007
1.42 Political subdivisions of states, territories and possessions and political subdivisions general obligations	3,872,384	4.641	3,872,384	4.641
1.43 Revenue and assessment obligations	6,870,200	8.233	6,870,200	8.233
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	4,485,101	5.375	4,485,101	5.375
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)	5,539,553	6.639	5,539,553	6.639
2.2 Unaffiliated foreign securities				
2.3 Affiliated securities				
3. Equity interests:				
3.1 Investments in mutual funds	3,371,791	4.041	3,371,791	4.041
3.2 Preferred stocks:				
3.21 Affiliated				
3.22 Unaffiliated	462,813	0.555	462,813	0.555
3.3 Publicly traded equity securities (excluding preferred stocks):				
3.31 Affiliated	3,076,900	3.687	3,076,900	3.687
3.32 Unaffiliated	1,319,136	1.581	1,319,136	1.581
3.4 Other equity securities:				
3.41 Affiliated	19,312,628	23.145	19,312,628	23.145
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	15,999	0.019	15,999	0.019
4.4 Multifamily residential properties				
4.5 Commercial loans				
5. Real estate investments:				
5.1 Property occupied by company	2,249,917	2.696	2,249,917	2.696
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	9,735,582	11.667	9,735,582	11.667
9. Other invested assets	3,700,000	4.434	3,700,000	4.434
10. Total invested assets	83,443,361	100.000	83,443,361	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  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  No  N/A
- 1.3 State Regulating? CALIFORNIA MICHIGAN
- 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
- 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). 08/23/2001
- 3.4 By what department or departments? CALIFORNIA 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
- 4.12 renewals? Yes  No
- 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
- 4.22 renewals? Yes  No
- 5.1 Has the reporting entity been a party to a merger or consolidation during the period covered by this statement? Yes  No
- 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
- 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
- 7.2 If yes,
- 7.21 State the percentage of foreign control 0 %
- 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?  
 KPMG LLP  
 355 SOUTH GRAND, LOS ANGELES, CA 90071

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? MILLIMAN, USA  
 1325 FRANKLIN AVE., SUITE 555, GARDEN CITY, NY 11530

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 [ ]	Yes [ ] No [ ]
Common	5,500	5,500	5,500	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 [ X ] No [ ]

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
BNY WESTERN TRUST	700 N. FLOWER ST., SUITE 200
	LOS ANGELES, CA 90014



## 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 [  ]

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
MANAGED IN-HOUSE	MATTHEW HARTMANN	4050 CALLE REAL, SANTA BARBARA, CA 93110
CHICAGO TRUST COMPANY	FRED ENGIMANN	171 N. CLARK ST., CHICAGO, IL 60601

### OTHER

23.1 Amount of payments to Trade Associations, Service Organizations and Statistical or Rating Bureaus, if any? \$ 29,679

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
American Land Title Assn	\$ 16,442
California Land Title Assn	\$ 9,892
	\$
	\$

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

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. \$ 30,000,000
  
- 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 [X] NO [ ]
  
- 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)			41,260	176,824	287,276
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	43,422,502	31,174,723	26,835,068	32,933,088	31,179,093
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)	17,487,969	16,151,984	12,470,735		
4. Total	60,910,471	47,326,707	39,347,063	33,109,912	31,466,369
<b>Operating Income Summary (Page 4 &amp; Part 1)</b>					
5. Premiums earned (Part 1B, Line 3)	60,340,039	47,388,999	40,065,659	34,188,313	32,359,215
6. Escrow and settlement service charges (Part 1A, Line 2)			36,305	152,912	279,398
7. Title examinations (Part 1C, Line 1)	240	19,070	2,909,193	4,137,154	2,625,333
8. Searches and abstracts (Part 1C, Line 2)	22,706,917	19,799,055	3,879,929	2,719,231	2,232,497
9. Surveys (Part 1C, Line 3)					
10. Aggregate write-ins for service charges (Part 1C, Line 4)	5,324,351	4,751,422	2,514,941	2,033,333	1,677,988
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	88,371,547	71,958,546	49,406,027	43,230,943	39,174,431
<b>Statement of Income (Page 4)</b>					
13. Net operating gain or (loss) (Line 8)	(511,112)	658,512	(2,070,049)	(1,240,355)	(1,523,638)
14. Net investment gain or (loss) (Line 11)	(948,620)	10,422,909	4,674,603	9,875,033	7,014,028
15. Total other income (Line 12)					
16. Federal income taxes incurred (Line 14)	(835,526)	2,367,764	604,396	676,039	545,717
17. Net income (Line 15)	(624,206)	8,713,657	2,000,158	7,958,639	4,944,673
<b>Balance Sheet Items (Pages 2 and 3)</b>					
18. Title insurance premiums and fees receivable (Page 2, Line 10, Col. 3)	2,807,452	2,511,615	2,333,559	2,212,139	2,675,270
19. Total admitted assets (Page 2, Line 21, Col. 3)	101,451,919	104,390,686	96,232,760	88,589,470	90,878,242
20. Known claims reserve (Page 3, Line 1)	5,492,628	6,177,250	5,868,403	5,593,084	5,890,392
21. Statutory premium reserve (Page 3, Line 2)	20,881,033	21,077,827	21,930,437	23,495,325	23,745,492
22. Total liabilities (Page 3, Line 21)	48,813,004	44,179,969	41,153,242	34,526,092	36,218,624
23. Capital paid up (Page 3, Lines 23 + 24)	30,250,000	30,250,000	30,250,000	30,250,000	30,250,000
24. Surplus as regards policyholders (Page 3, Line 30)	52,638,915	60,210,716	55,079,518	54,063,378	54,659,619
<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)	48.2	38.4	50.0	59.3	61.6
26. Stocks (Lines 2.1 & 2.2)	33.0	25.4	21.9	24.9	23.0
27. Mortgage loans on real estate (Line 3)		0.1			0.6
28. Real estate (Lines 4.1, 4.2 & 4.3)	2.7	5.4	6.9	7.9	7.8
29. Cash and short-term investments (Line 5)	11.7	21.9	14.3	4.1	6.9
30. Other invested assets (Line 6)	4.4	5.2	6.8	3.8	0.1
31. Receivable for securities (Line 7)		3.6			
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)	22,389,528	14,123,967	11,364,430	9,084,340	11,308,016
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	22,389,528	14,123,967	11,364,430	9,084,340	11,308,016
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)	42.5	24.1	20.6	16.8	20.7

## 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)	2,339,234	516,387	2,905,160	(3,392,848)	2,282,151
42. Change in nonadmitted assets (Line 21)	(1,241,208)	547,094	(685,462)	171,654	482,798
43. Dividends to stockholders (Line 28)	(8,700,000)	(5,500,000)	(4,000,000)	(5,000,000)	
44. Change in surplus as regards policyholders for the year (Line 31)	(7,571,798)	5,131,195	1,016,140	(596,241)	7,109,306
<b>Losses Paid and Incurred</b> (Part 2A)					
45. Net payments (Line 5, Col. 4)	4,402,046	4,707,918	2,527,713	2,341,659	3,344,500
46. Losses and allocated LAE incurred (Line 8, Col. 4)	3,717,423	5,016,765	2,803,032	2,044,351	2,354,851
47. Unallocated LAE incurred (Line 9, Col. 4)			248,449	325,466	366,688
48. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	3,717,423	5,016,765	3,051,481	2,369,817	2,721,539
<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)	18.0	15.8	28.0	34.1	36.5
50. Amount paid to or retained by title agents (Part 4, Line 2, Col. 4)	58.3	57.0	71.5	68.3	70.6
51. All other operating expenses (Part 4, Lines 24 minus 1.5 minus 2, Col. 4)	20.1	19.3	(1.5)	(5.0)	(10.2)
52. Total (Lines 49 to 51)	96.4	92.1	98.0	97.4	96.9
<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)	4.2	6.9	6.2	5.5	6.9
54. Operating expenses incurred (Line 5)	96.4	92.1	98.0	97.4	96.9
55. Aggregate write-ins for other operating deductions (Line 6)					
56. Total operating deductions (Line 7)	100.6	99.0	104.2	102.9	103.9
57. Net operating gain or (loss) (Line 8)	(0.6)	0.9	(4.2)	(2.9)	(3.9)
<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)	6.1	0.1	0.1	0.1	0.1
59. Operating expenses incurred to net premiums written (Page 4, Line 5)	139.1	1.4	1.2	1.3	1.2

### SCHEDULE A - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value, December 31, prior year (prior year statement)	4,354,502
2. Increase (decrease) by adjustment:	
2.1 Totals, Part 1, Column 10	(99,504)
2.2 Totals, Part 3, Column 7	(22,221)
3. Cost of acquired, (Totals, Part 2, Column 6, net of encumbrances (Column 7) and net of additions and permanent improvements (Column 9))	
4. Cost of additions and permanent improvements:	
4.1 Totals, Part 1, Column 13	60,473
4.2 Totals, Part 3, Column 9	
5. Total profit (loss) on sales, Part 3, Column 14	(266,833)
6. Increase (decrease) by foreign exchange adjustment:	
6.1 Totals, Part 1, Column 11	
6.2 Totals, Part 3, Column 8	
7. Amounts received on sales, Part 3, Column 11 and Part 1, Column 12	1,776,499
8. Book/adjusted carrying value at the end of current period	2,249,918
9. Total valuation allowance	
10. Subtotal (Lines 8 plus 9)	2,249,918
11. Total nonadmitted amounts	
12. Statement value, current period (Page 2, real estate lines, current period)	2,249,918

### SCHEDULE B - VERIFICATION BETWEEN YEARS

1. Book value/recorded investment excluding accrued interest of mortgages owned, December 31 of prior year	20,086
2. Amount loaned during year:	
2.1 Actual cost at time of acquisitions	
2.2 Additional investment made after acquisitions	
3. Accrual of discount and mortgage interest points and commitment fees	
4. Increase (decrease) by adjustment	
5. Total profit (loss) on sale	
6. Amounts paid on account or in full during the year	4,087
7. Amortization of premium	
8. Increase (decrease) by foreign exchange adjustment	
9. Book value/recorded investment excluding accrued interest on mortgages owned at end of current period	15,999
10. Total valuation allowance	
11. Subtotal (Lines 9 plus 10)	15,999
12. Total nonadmitted amounts	
13. Statement value of mortgages owned at end of current period	15,999

### SCHEDULE BA - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value of long-term invested assets owned, December 31 of prior year	4,230,000
2. Cost of acquisitions during year:	
2.1 Actual cost at time of acquisitions	
2.2 Additional investment made after acquisitions	
3. Accrual of discount	
4. Increase (decrease) by adjustment	
5. Total profit (loss) on sale	
6. Amounts paid on account or in full during the year	530,000
7. Amortization of premium	
8. Increase (decrease) by foreign exchange adjustment	
9. Book/adjusted carrying value of long-term invested assets at end of current period	3,700,000
10. Total valuation allowance	
11. Subtotal (Lines 9 plus 10)	3,700,000
12. Total nonadmitted amounts	
13. Statement value of long-term invested assets at end of current period	3,700,000

### SCHEDULE D - SUMMARY BY COUNTRY

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

Description		1 Book/Adjusted Carrying Value	2 Fair Value (a)	3 Actual Cost	4 Par Value of Bonds
<b>BONDS</b>					
Governments (Including all obligations guaranteed by governments)	1. United States .....	18,069,325	18,376,610	18,136,737	17,761,438
	2. Canada .....				
	3. Other Countries .....				
	4. Totals	18,069,325	18,376,610	18,136,737	17,761,438
States, Territories and Possessions (Direct and guaranteed)	5. United States .....	5,847,133	5,853,008	5,883,946	5,380,000
	6. Canada .....				
	7. Other Countries .....				
8. Totals	5,847,133	5,853,008	5,883,946	5,380,000	
Political Subdivisions of States, Territories and Possessions (Direct and guaranteed)	9. United States .....	3,872,384	3,872,384	3,940,772	3,755,000
	10. Canada .....				
	11. Other Countries .....				
12. Totals	3,872,384	3,872,384	3,940,772	3,755,000	
Special revenue and special assessment obligations and all non-guaranteed obligations of agencies and authorities of governments and their political subdivisions	13. United States .....	6,870,200	6,870,200	6,949,320	6,690,000
	14. Canada .....				
	15. Other Countries .....				
16. Totals	6,870,200	6,870,200	6,949,320	6,690,000	
Public Utilities (unaffiliated)	17. United States .....				
	18. Canada .....				
	19. Other Countries .....				
20. Totals					
Industrial and Miscellaneous and Credit Tenant Loans (unaffiliated)	21. United States .....	5,539,553	5,639,496	5,550,099	5,450,000
	22. Canada .....				
	23. Other Countries .....				
24. Totals	5,539,553	5,639,496	5,550,099	5,450,000	
Parent, Subsidiaries and Affiliates	25. Totals				
	<b>26. Total Bonds</b>	<b>40,198,595</b>	<b>40,611,698</b>	<b>40,460,874</b>	<b>39,036,438</b>
<b>PREFERRED STOCKS</b>					
Public Utilities (unaffiliated)	27. United States .....	212,188	212,188	244,688	
	28. Canada .....				
	29. Other Countries .....				
30. Totals	212,188	212,188	244,688		
Banks, Trust and Insurance Companies (unaffiliated)	31. United States .....	250,625	250,625	248,850	
	32. Canada .....				
	33. Other Countries .....				
34. Totals	250,625	250,625	248,850		
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>462,813</b>	<b>462,813</b>	<b>493,538</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 .....				
	46. Canada .....				
	47. Other Countries .....				
48. Totals					
Industrial and Miscellaneous (unaffiliated)	49. United States .....	4,690,927	4,690,927	5,064,740	
	50. Canada .....				
	51. Other Countries .....				
52. Totals	4,690,927	4,690,927	5,064,740		
Parent, Subsidiaries and Affiliates	53. Totals	22,389,528	22,389,528	7,097,756	
	<b>54. Total Common Stocks</b>	<b>27,080,455</b>	<b>27,080,455</b>	<b>12,162,496</b>	
	<b>55. Total Stocks</b>	<b>27,543,268</b>	<b>27,543,268</b>	<b>12,656,034</b>	
	<b>56. Total Bonds and Stocks</b>	<b>67,741,863</b>	<b>68,154,966</b>	<b>53,116,908</b>	

(a) The aggregate value of bonds which are valued at other than actual fair value is \$ 29,240,737.

### SCHEDULE D - VERIFICATION BETWEEN YEARS

1. Book/adjusted carrying value of bonds and stocks, prior year .....	<u>50,970,449</u>	6. Foreign Exchange Adjustment:	
2. Cost of bonds and stocks acquired, Column 6, Part 3 .....	<u>138,561,432</u>	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 .....	<u>(160,925)</u>	6.3 Column 11, Part 2, Section 2 .....	
3.2 Column 12, Part 2, Section 1 .....	<u>27,813</u>	6.4 Column 11, Part 4 .....	
3.3 Column 10, Part 2, Section 2 .....	<u>4,940,408</u>	7. Book/adjusted carrying value at end of current period .....	<u>67,741,863</u>
3.4 Column 10, Part 4 .....	<u>(3,302,037)</u>	8. Total valuation allowance .....	
4. Total gain (loss), Column 14, Part 4 .....	<u>280,336</u>	9. Subtotal (Lines 7 plus 8) .....	<u>67,741,863</u>
5. Deduct consideration for bonds and stocks disposed of Column 6, Part 4 .....	<u>123,575,613</u>	10. Total nonadmitted amounts .....	
		11. Statement value of bonds and stocks, current period .....	<u>67,741,863</u>

**SCHEDULE D - PART 1A - SECTION 1**

Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC Designations

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Class 1	3,524,665	10,834,213	2,343,801	1,107,151	259,494	18,069,324	36.856	9,015,315	18.764	18,069,324	
1.2 Class 2											
1.3 Class 3											
1.4 Class 4											
1.5 Class 5											
1.6 Class 6											
1.7 Totals	3,524,665	10,834,213	2,343,801	1,107,151	259,494	18,069,324	36.856	9,015,315	18.764	18,069,324	
2. All Other Governments, Schedules D & DA (Group 2)											
2.1 Class 1											
2.2 Class 2											
2.3 Class 3											
2.4 Class 4											
2.5 Class 5											
2.6 Class 6											
2.7 Totals											
3. States, Territories and Possessions etc., Guaranteed, Schedules D & DA (Group 3)											
3.1 Class 1		1,061,069	4,786,064			5,847,133	11.927	7,650,325	15.923	5,847,133	
3.2 Class 2											
3.3 Class 3											
3.4 Class 4											
3.5 Class 5											
3.6 Class 6											
3.7 Totals		1,061,069	4,786,064			5,847,133	11.927	7,650,325	15.923	5,847,133	
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Class 1		3,231,676	640,708			3,872,384	7.899	3,485,515	7.254	3,872,384	
4.2 Class 2											
4.3 Class 3											
4.4 Class 4											
4.5 Class 5											
4.6 Class 6											
4.7 Totals		3,231,676	640,708			3,872,384	7.899	3,485,515	7.254	3,872,384	
5. Special Revenue & Special Assessment Obligations etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Class 1	509,271	5,110,929			750,000	6,370,200	12.993	2,044,580	4.255	6,370,200	
5.2 Class 2	500,000					500,000	1.020	500,000	1.041	500,000	
5.3 Class 3											
5.4 Class 4											
5.5 Class 5											
5.6 Class 6											
5.7 Totals	1,009,271	5,110,929			750,000	6,870,200	14.013	2,544,580	5.296	6,870,200	

**SCHEDULE D - PART 1A - SECTION 1 (continued)**

Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC Designations

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
6. Public Utilities (Unaffiliated), Schedules D & DA (Group 6)											
6.1 Class 1											
6.2 Class 2											
6.3 Class 3											
6.4 Class 4											
6.5 Class 5											
6.6 Class 6											
6.7 Totals											
7. Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7)											
7.1 Class 1	9,078,459	3,484,771			508,368	13,071,598	26.662	21,317,512	44.368	13,071,598	
7.2 Class 2	250,000	812,816				1,062,816	2.168	3,464,229	7.210	1,062,816	
7.3 Class 3								569,289	1.185		
7.4 Class 4			232,813			232,813	0.475			232,813	
7.5 Class 5											
7.6 Class 6											
7.7 Totals	9,328,459	4,297,587	232,813		508,368	14,367,227	29.305	25,351,030	52.763	14,367,227	
8. Credit Tenant Loans, Schedules D & DA (Group 8)											
8.1 Class 1											
8.2 Class 2											
8.3 Class 3											
8.4 Class 4											
8.5 Class 5											
8.6 Class 6											
8.7 Totals											
9. Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
9.1 Class 1											
9.2 Class 2											
9.3 Class 3											
9.4 Class 4											
9.5 Class 5											
9.6 Class 6											
9.7 Totals											



**SCHEDULE D - PART 1A - SECTION 1 (continued)**  
 Quality and Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Types of Issues and NAIC Designations

Quality Rating per the NAIC Designation	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed (a)
<b>10. Total Bonds Current Year</b>											
10.1 Class 1	13,112,395	23,722,658	7,770,573	1,107,151	1,517,862	47,230,639	96.337	X X X	X X X	47,230,639	
10.2 Class 2	750,000	812,816				1,562,816	3.188	X X X	X X X	1,562,816	
10.3 Class 3								X X X	X X X		
10.4 Class 4			232,813			232,813	0.475	X X X	X X X	232,813	
10.5 Class 5						(c)		X X X	X X X		
10.6 Class 6						(c)		X X X	X X X		
10.7 Totals	13,862,395	24,535,474	8,003,386	1,107,151	1,517,862	(b) 49,026,268	100.000	X X X	X X X	49,026,268	
10.8 Line 10.7 as a % of Col. 6	28.275	50.046	16.325	2.258	3.096	100.000	X X X	X X X	X X X	100.000	
<b>11. Total Bonds Prior Year</b>											
11.1 Class 1	17,694,553	20,893,212	3,415,784	251,231	1,258,467	X X X	X X X	43,513,247	90.564	43,513,247	
11.2 Class 2	504,020	3,062,712	397,497			X X X	X X X	3,964,229	8.251	3,964,229	
11.3 Class 3		321,684	247,605			X X X	X X X	569,289	1.185	569,289	
11.4 Class 4						X X X	X X X				
11.5 Class 5						X X X	X X X	(c)			
11.6 Class 6						X X X	X X X	(c)			
11.7 Totals	18,198,573	24,277,608	4,060,886	251,231	1,258,467	X X X	X X X	(b) 48,046,765	100.000	48,046,765	
11.8 Line 11.7 as a % of Col. 8	37.877	50.529	8.452	0.523	2.619	X X X	X X X	100.000	X X X	100.000	
<b>12. Total Publicly Traded Bonds</b>											
12.1 Class 1	13,112,395	23,722,658	7,770,573	1,107,151	1,517,862	47,230,639	96.337	43,513,247	90.564	47,230,639	X X X
12.2 Class 2	750,000	812,816				1,562,816	3.188	3,964,229	8.251	1,562,816	X X X
12.3 Class 3								569,289	1.185		X X X
12.4 Class 4			232,813			232,813	0.475			232,813	X X X
12.5 Class 5											X X X
12.6 Class 6											X X X
12.7 Totals	13,862,395	24,535,474	8,003,386	1,107,151	1,517,862	49,026,268	100.000	48,046,765	100.000	49,026,268	X X X
12.8 Line 12.7 as a % of Col. 6	28.275	50.046	16.325	2.258	3.096	100.000	X X X	X X X	X X X	100.000	X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	28.275	50.046	16.325	2.258	3.096	100.000	X X X	X X X	X X X	100.000	X X X
<b>13. Total Privately Placed Bonds</b>											
13.1 Class 1										X X X	
13.2 Class 2										X X X	
13.3 Class 3										X X X	
13.4 Class 4										X X X	
13.5 Class 5										X X X	
13.6 Class 6										X X X	
13.7 Totals										X X X	
13.8 Line 13.7 as a % of Col. 6							X X X	X X X	X X X	X X X	
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10							X X X	X X X	X X X	X X X	

(a) Includes \$ 0 freely tradable under SEC Rule 144 or qualified for resale under SEC Rule 144A.

(b) Includes \$ 0 current year, \$ 0 prior year of bonds with Z designations and \$ 0 current year, \$ 0 prior year of bonds with Z\* designations. The letter "Z" means the NAIC designation was not assigned by the Securities Valuation Office (SVO) at the date of the statement. "Z\*" means the SVO could not evaluate the obligation because valuation procedures for the security class is under regulatory review.

(c) Includes \$ 0 current year, \$ 0 prior year of bonds with 5\* designations and \$ 0 current year, \$ 0 prior year of bonds with 6\* designations. "5\*" means the NAIC designation was assigned by the SVO in reliance on the insurer's certification that the issuer is current in all principal and interest payments. "6\*" means the NAIC designation was assigned by the SVO due to inadequate certification of principal and interest payments.

**SCHEDULE D - PART 1A - SECTION 2**

Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
1. U.S. Governments, Schedules D & DA (Group 1)											
1.1 Issuer Obligations	3,121,136	9,444,365	1,018,723			13,584,224	27.708	9,015,315	18.764	13,584,224	
1.2 Single Class Mortgage-Backed/Asset-Backed Securities	403,530	1,389,847	1,325,078	1,107,151	259,494	4,485,100	9.148			4,485,101	
1.7 Totals	3,524,666	10,834,212	2,343,801	1,107,151	259,494	18,069,324	36.856	9,015,315	18.764	18,069,325	
2. All Other Governments, Schedules D & DA (Group 2)											
2.1 Issuer Obligations											
2.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
2.3 Defined											
2.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
2.5 Defined											
2.6 Other											
2.7 Totals											
3. States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 3)											
3.1 Issuer Obligations		1,061,069	4,786,064			5,847,133	11.927	7,650,325	15.923	5,847,133	
3.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
3.3 Defined											
3.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
3.5 Defined											
3.6 Other											
3.7 Totals		1,061,069	4,786,064			5,847,133	11.927	7,650,325	15.923	5,847,133	
4. Political Subdivisions of States, Territories and Possessions, Guaranteed, Schedules D & DA (Group 4)											
4.1 Issuer Obligations		3,231,676	640,708			3,872,384	7.899	3,485,515	7.254	3,872,384	
4.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
4.3 Defined											
4.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
4.5 Defined											
4.6 Other											
4.7 Totals		3,231,676	640,708			3,872,384	7.899	3,485,515	7.254	3,872,384	
5. Special Revenue & Special Assessment Obligations etc., Non-Guaranteed, Schedules D & DA (Group 5)											
5.1 Issuer Obligations	1,009,271	5,110,929			750,000	6,870,200	14.013	2,544,580	5.296	6,870,200	
5.2 Single Class Mortgage-Backed/Asset-Backed Securities											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
5.3 Defined											
5.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
5.5 Defined											
5.6 Other											
5.7 Totals	1,009,271	5,110,929			750,000	6,870,200	14.013	2,544,580	5.296	6,870,200	

**SCHEDULE D - PART 1A - SECTION 2 (continued)**

Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
6. Public Utilities (Unaffiliated), Schedules D & DA (Group 6)											
6.1 Issuer Obligations											
6.2 Single Class Mortgage-Backed/Asset-Backed Bonds											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
6.3 Defined											
6.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
6.5 Defined											
6.6 Other											
6.7 Totals											
7. Industrial & Miscellaneous (Unaffiliated), Schedules D & DA (Group 7)											
7.1 Issuer Obligations	9,328,459	4,297,587	232,813		508,368	14,367,227	29.305	25,294,226	52.645	14,367,227	
7.2 Single Class Mortgage-Backed/Asset-Backed Bonds											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
7.3 Defined											
7.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
7.5 Defined								56,804	0.118		
7.6 Other											
7.7 Totals	9,328,459	4,297,587	232,813		508,368	14,367,227	29.305	25,351,030	52.763	14,367,227	
8. Credit Tenant Loans, Schedules D & DA (Group 8)											
8.1 Issuer Obligations											
8.7 Totals											
9. Parent, Subsidiaries and Affiliates, Schedules D & DA (Group 9)											
9.1 Issuer Obligations											
9.2 Single Class Mortgage-Backed/Asset-Backed Bonds											
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
9.3 Defined											
9.4 Other											
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
9.5 Defined											
9.6 Other											
9.7 Totals											

**SCHEDULE D - PART 1A - SECTION 2 (continued)**

Maturity Distribution of All Bonds Owned December 31, at Book/Adjusted Carrying Values by Major Type and Subtype of Issues

Distribution by Type	1 1 Year or Less	2 Over 1 Year Through 5 Years	3 Over 5 Years Through 10 Years	4 Over 10 Years Through 20 Years	5 Over 20 Years	6 Total Current Year	7 Col. 6 as a % of Line 10.7	8 Total from Col. 6 Prior Year	9 % From Col. 7 Prior Year	10 Total Publicly Traded	11 Total Privately Placed
10. Total Bonds Current Year											
10.1 Issuer Obligations	13,458,866	23,145,626	6,678,308		1,258,368	44,541,168	90.852	X X X	X X X	44,541,168	
10.2 Single Class Mortgage-Backed/Asset-Backed Bonds	403,530	1,389,847	1,325,078	1,107,151	259,494	4,485,100	9.148	X X X	X X X	4,485,101	
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
10.3 Defined								X X X	X X X		
10.4 Other								X X X	X X X		
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
10.5 Defined								X X X	X X X		
10.6 Other								X X X	X X X		
10.7 Totals	13,862,396	24,535,473	8,003,386	1,107,151	1,517,862	49,026,268	100.000	X X X	X X X	49,026,269	
10.8 Line 10.7 as a % of Col. 6	28.275	50.046	16.325	2.258	3.096	100.000	X X X	X X X	X X X	100.000	
11. Total Bonds Prior Year											
11.1 Issuer Obligations	18,182,503	24,236,875	4,060,886	251,231	1,258,467	X X X	X X X	47,989,962	99.882	47,989,962	
11.2 Single Class Mortgage-Backed/Asset-Backed Bonds						X X X	X X X				
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
11.3 Defined						X X X	X X X				
11.4 Other						X X X	X X X				
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
11.5 Defined						X X X	X X X				
11.6 Other	16,070	40,734				X X X	X X X	56,804	0.118	56,804	
11.7 Totals	18,198,573	24,277,609	4,060,886	251,231	1,258,467	X X X	X X X	48,046,766	100.000	48,046,766	
11.8 Line 11.7 as a % of Col. 8	37.877	50.529	8.452	0.523	2.619	X X X	X X X	100.000	X X X	100.000	
12. Total Publicly Traded Bonds											
12.1 Issuer Obligations	13,458,866	23,145,627	6,678,307		1,258,368	44,541,168	90.852	47,989,962	99.882	44,541,168	X X X
12.2 Single Class Mortgage-Backed/Asset-Backed Bonds	403,530	1,389,847	1,325,078	1,107,151	259,494	4,485,100	9.148			4,485,100	X X X
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
12.3 Defined											X X X
12.4 Other											X X X
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
12.5 Defined											X X X
12.6 Other								56,804	0.118		X X X
12.7 Totals	13,862,396	24,535,474	8,003,385	1,107,151	1,517,862	49,026,268	100.000	48,046,766	100.000	49,026,268	X X X
12.8 Line 12.7 as a % of Col. 6	28.275	50.046	16.325	2.258	3.096	100.000	X X X	X X X	X X X	100.000	X X X
12.9 Line 12.7 as a % of Line 10.7, Col. 6, Section 10	28.275	50.046	16.325	2.258	3.096	100.000	X X X	X X X	X X X	100.000	X X X
13. Total Privately Placed Bonds											
13.1 Issuer Obligations											X X X
13.2 Single Class Mortgage-Backed/Asset-Backed Bonds											X X X
MULTI-CLASS RESIDENTIAL MORTGAGE-BACKED SECURITIES:											
13.3 Defined											X X X
13.4 Other											X X X
MULTI-CLASS COMMERCIAL MORTGAGE-BACKED/ASSET-BACKED SECURITIES:											
13.5 Defined											X X X
13.6 Other											X X X
13.7 Totals											X X X
13.8 Line 13.7 as a % of Col. 6							X X X	X X X	X X X		X X X
13.9 Line 13.7 as a % of Line 10.7, Col. 6, Section 10							X X X	X X X	X X X		X X X

**SCHEDULE DA - PART 2**

**Verification of SHORT-TERM INVESTMENTS Between Years**

	1	2	3	4	5
	Total	Bonds	Mortgage Loans	Other Short-term Investment Assets (a)	Investments in Parent, Subsidiaries and Affiliates
1. Book/adjusted carrying value, prior year	17,024,007	17,024,007			
2. Cost of short-term investments acquired	93,119,381	93,119,381			
3. Increase (decrease) by adjustment					
4. Increase (decrease) by foreign exchange adjustment					
5. Total profit (loss) on disposal of short-term investments					
6. Consideration received on disposal of short-term investments	101,315,715	101,315,715			
7. Book/adjusted carrying value, current year	8,827,673	8,827,673			
8. Total valuation allowance					
9. Subtotal (Lines 7 plus 8)	8,827,673	8,827,673			
10. Total nonadmitted amounts					
11. Statement value (Lines 9 minus 10)	8,827,673	8,827,673			
12. Income collected during year	287,046	287,046			
13. Income earned during year	236,920	236,920			

(a) Indicate the category of such assets, for example, joint ventures, transportation equipment: \_\_\_\_\_

**NONE**            **Schedule DB - Part A and B Verification**

**NONE**            **Schedule DB - Part C, D and E Verification**

**NONE**            **Schedule DB - Part F - Section 1**

**NONE**            **Schedule DB - Part F - Section 2**







### SCHEDULE E - PART 1C - REINSURANCE RESERVE FUNDS

Showing all Banks, Trust Companies, Savings and Loan and Building and Loan Associations in which deposits of reinsurance reserve funds were maintained by the Company at any time during the year and the balances, if any (according to reporting entity's records) on December 31, of the current year.  
Exclude balances represented by negotiable instruments.

1 Depository	2 Rate of Interest	3 Interest Received During Year	4 Interest Earned During Year	5 Balance
OPEN DEPOSITORIES				
0199998 Deposits in ( 0 ) depositories which do not exceed the allowable limit in any one depository-open depositories	X X X			
0199999 Total Open Depositories - Dec. 31st	X X X			
SUSPENDED DEPOSITORIES				
0299998 Deposits in ( 0 ) depositories which do not exceed the allowable limit in any one depository-suspended depositories	X X X			
0299999 Total Suspended Depositories - Dec. 31st	X X X			
<b>NONE</b>				
0399999 Grand Totals - All Depositories - Dec. 31st.	X X X			

1. Totals: Last day of January	
2. February	
3. March	
4. April	
5. May	
6. June	
7. July	
8. August	
9. September	
10. October	
11. November	
12. December	

**SCHEDULE E - PART 1D - SUMMARY**

<b>Segregated Funds Held for Others</b>			
Type	1 Non-Interest Earning	2 Interest Earning	3 Total (Cols. 1 + 2)
1. Open depositories	44,522		44,522
2. Suspended depositories			
3. Total segregated cash funds held for others (Note B(2), Page 2)	44,522		44,522
4. Other forms of security held for others (Note B(3), Page 2)			
5. Total all segregated funds held for others (Note B(1), Page 2)	44,522		44,522
<b>Company Funds on Hand and on Deposit</b>			
<b>General Funds</b>			
6. Open depositories			907,210
7. Suspended depositories			
8. Total general funds			907,210
<b>Reinsurance Reserve Funds</b>			
9. Open depositories			
10. Suspended depositories			
11. Total reinsurance reserve funds			
<b>Total Company Funds</b>			
12. Open depositories			907,210
13. Suspended depositories			
14. Total company funds on deposit (Lines 8 & 11)			907,210
15. Company funds on hand			700
16. Total company funds on hand and on deposit			907,910

**SCHEDULE E - PART 1E - SUMMARY OF INTEREST EARNED**

Interest Earned On	1 Interest Earned by Company	2 Average Monthly Balance of Non-Earning Deposits	3 Average Monthly Balance of Earning Deposits
<b>Segregated Funds Held for Others</b>			
17. Open depositories		43,312	36,617
18. Suspended depositories			
19. Total segregated funds held for others		43,312	36,617
<b>Company Funds on Deposit</b>			
20. Open depositories		1,199,423	
21. Suspended depositories			
22. Total company funds on deposit		1,199,423	
<b>Total All Funds on Deposit</b>			
23. Open depositories		1,240,735	36,617
24. Suspended depositories			
25. Total all funds on deposit		1,240,735	36,617

## SCHEDULE E - PART 1F - FUNDS ON DEPOSIT INTERROGATORIES

1. Does the reporting entity require, at least annually, letters of representation from its directors and officers concerning conflicts of interest in relation to:

1.1 The supply of goods or paid provision of personal services to a reporting entity depository listed in Schedule E-Part 1, or its parent, subsidiaries, or any of its affiliates? YES  NO

1.2 Real estate agreements, including, but not limited to lease, rental, mortgage, or purchase agreements with the reporting entity depository listed in Schedule E-Part 1, or its parent, subsidiaries, or any of its affiliates? YES  NO

2.1 Is the reporting entity aware of any real estate agreements, including, but not limited to lease, rental, mortgage, or purchase agreements, existing between the reporting entity, its Parent, Subsidiaries, or any of its Affiliates, and any depository listed in Schedule E-Part 1, or its parent, subsidiaries or any of its affiliates? YES  NO

2.2 If yes, give details below.

.....  
.....  
.....  
.....  
.....

3. Does the reporting entity maintain sufficient records of funds held as escrow or security deposits and reported in Exhibit Capital Gains (Losses) and Part 1A that will enable it to identify the funds on an individual basis? YES  NO

**SCHEDULE F - PART 1**

**Assumed Reinsurance as of December 31, Current Year (000 Omitted)**

1	2	3	4	5	6	7	8	9	10	11	12
Federal ID Number	NAIC Company Code	Name of Reinsured	Domiciliary Jurisdiction	Reinsurance Assumed Liability	Assumed Premiums Received	Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	Reinsurance Payable on Known Case Losses and LAE Reserves	Assumed Premiums Receivable	Funds Held By or Deposited With Reinsured Companies	Letters of Credit Posted	Amount of Assets Pledged or Compensating Balances to Secure Letters of Credit
36-2468956	50229	Chicago Title Insurance Company	Missouri	954,271	161						
95-2410872	50067	Ticor Title Insurance Company	California	122,854	21						
86-0417131	51586	Fidelity National Title Insurance Company	California	240,023	62						
13-1286310	51071	Fidelity National Title Insurance of New York	New York	223,049	36						
11-0627325	51020	National Title Insurance of New York Inc.	New York	27,500	5						
0299999		Total Affiliates - U.S. Non-Pool		1,567,697	285						
0499999		Total Affiliates		1,567,697	285						
23-1253755	50083	Commonwealth Land Title Insurance Company	Pennsylvania	(123)							
95-2566122	50814	First American Title Insurance Company	California	35,960	14						
54-0278740	50024	Lawyers Title Insurance Company	Virginia	80,000	31						
74-0924290	50121	Stewart Title Guaranty Company	Texas		2						
0599998		Total Other U.S. Unaffiliated Insurers Less Than \$50,000									
0599999		Total Other U.S. Unaffiliated Insurers		115,837	47						
9999999		TOTALS		1,683,534	332						

40

**SCHEDULE F - PART 2**

**Ceded Reinsurance as of December 31, Current Year (000 Omitted)**

1 Federal ID Number	2 NAIC Company Code	3 Name of Reinsurer	4 Domiciliary Jurisdiction	5 Reinsurance Contracts Ceding 75% or More of Direct Premiums Written	6 Reinsurance Ceded Liability	7 Ceded Reinsurance Premiums Paid	8 Reinsurance Recoverable on Paid Losses and Loss Adjustment Expenses	9 Reinsurance Recoverable on Known Case Losses and LAE Reserves	Reinsurance Payable		12 Net Amount Recoverable From Reinsurers (Cols. 8 + 9 - 10 - 11)	13 Funds Held By Company Under Reinsurance Treaties
									10 Ceded Balances Payable	11 Other Amounts Due to Reinsurers		
AA-1126623	00000	LLOYDS SYNDICATE AFB-BEAZLEY	LONDON			1						
0899999		Total Authorized - Other Non-U.S. Insurers				1						
0999999		Total Authorized				1						
9999999		TOTALS				1						

**SCHEDULE F - PART 3**

**Provision for Unauthorized Reinsurance as of December 31, Current Year (000 Omitted)**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Federal ID Number	NAIC Company Code	Name of Reinsurer	Domiciliary Jurisdiction	Reinsurance Recoverable all Items Schedule F	Funds Held By Company Under Reinsurance Treaties	Letters of Credit	Ceded Balances Payable	Miscellaneous Balances	Other Allowed Offset Items	Sum of Cols. 6 thru 10 but not in Excess of Col. 5	Subtotal Col. 5 minus Col. 11	Recoverable Paid Losses & LAE Expenses Over 90 Days past Due not in Dispute	20% of Amount in Col. 13	Smaller of Col. 11 or Col. 14	Smaller of Col. 11 or 20% of Amount in Dispute Included in Col. 5	Total Provision for Unauthorized Reinsurance Smaller of Col. 5 or Cols. 12 + 15 + 16
<b>NONE</b>																

4 2

1. Amounts in dispute totaling \$ \_\_\_\_\_ 0 are included in Column 5.
2. Amounts in dispute totaling \$ \_\_\_\_\_ 0 are excluded from Column 13.
3. Column 5 excludes \$ \_\_\_\_\_ 0 recoverables on ceded IBNR on contracts in force prior to July 1, 1984 and not subsequently renewed.

**SCHEDULE H - PART 1**

Showing All Title Plants Owned at December 31 of Current Year and Basis of Valuation

1 Permanent Identification Number	2 Form of Ownership	Title Plant Covering Period		5 Date Acquired	6 Actual Cost	7 Book Value	8 Book Value Valuation Basis (a)	9 Increase by Adjustment in Book Value	10 Decrease by Adjustment in Book Value
		3 From	4 To						
1009	Wholly	01/01/1925	12/31/1974	01/01/1925	355,000	355,000	Cost		
1011	Wholly	01/01/1850	12/31/2002	01/01/1925	94,725	94,725	Cost		
1013	Wholly	01/01/1926	12/31/2002	01/01/1944	14,016	14,016	Cost		
1015	Wholly	01/01/1947	12/31/2002	01/01/1959	6,786,294	6,786,294	Cost		
1016	Wholly	01/01/1923	12/31/2002	01/01/1923	42,843	42,843	Cost		
1020	Wholly	01/01/1924	12/31/2002	01/01/1924	35,250	35,250	Cost		
1022	Wholly	01/01/1981	12/31/2002	01/01/1981	609,921	609,921	Cost		
1025	Wholly	01/01/1860	12/31/2002	01/01/1954	101,237	101,237	Cost		
1027	Wholly	01/01/1860	12/31/2002	01/01/1922	188,972	188,972	Cost		
1029	Partial-25%	01/01/1900	12/31/2002	01/01/1955	290,659	290,659	Cost		
1032	Wholly	01/01/1879	12/31/2002	01/01/1929	350,694	350,694	Cost		
1033	Wholly	01/01/1996	12/31/2002	01/01/1969	83,568	83,568	Cost		
1039	Wholly	01/01/1951	12/31/2002	01/01/1951	180,000	180,000	Cost		
1040	Partial-80%	01/01/1906	12/31/1994	01/01/1990	150,000	150,000	Cost		
1045	Wholly	01/01/1923	12/31/2002	01/01/1923	154,699	154,699	Cost		
1055	Wholly	01/01/1951	12/31/1991	01/01/1951	102,500	102,500	Cost		
1059	Wholly	01/01/1958	12/31/2002	01/01/1958	339,327	339,327	Cost		
1131	Wholly	01/01/1985	12/31/2002	01/01/1985	57,455	57,455	Cost		
1143	Wholly	01/01/1980	12/31/1997	01/01/1985	153,543	153,543	Cost		
3206	Wholly	01/01/1965	12/31/2002	01/01/1978	10,554	10,554	Cost		
3211	Wholly	01/01/1985	12/31/2002	01/01/1985	100,000	100,000	Cost		
3350	Wholly	01/01/1983	12/31/2002	01/01/1983	21,100	21,100	Cost		
3367	Wholly	01/01/1974	12/31/2002	01/01/1974	30,000	30,000	Cost		
3353	Wholly	01/01/1850	12/31/2002	01/01/1982	201,884	201,884	Cost		
3359	Wholly	01/01/1889	12/31/1987	01/01/1974	1,876,683	1,876,683	Cost		
3365	Wholly	01/01/1962	12/31/1998	01/01/1986	206,976	206,976	Cost		
9999999 Totals					12,537,900	12,537,900	X X X		

(a) If the basis is other than cost, provide explanation to reason for deviating from the cost basis:

**SCHEDULE H - PART 2**

Showing All Title Plants Acquired During the Year

1 Permanent Identification Number	2 Form of Ownership	Title Plant Covering		5 Date Acquired	6 How Acquired	7 Name of Seller	8 Acquisition / Construction Cost to Company During Year	9 Book Value at December 31 of Current Year	10 Percentage Ownership as of December 31	11 Title Plant Not 100% Owned (Does Company Participate in Maintenance Cost? Yes or No)
		3 From	4 To							
					<b>NONE</b>					



**SCHEDULE H - PART 3**

Showing All Title Plants Sold or Otherwise Disposed of During the Year

1 Permanent Identification Number	2 Form of Ownership	Title Plant Covering Period		5 Date Sold	6 Name of Purchaser	7 Cost to Company	8 Increase by Adjustment in Book Value During Year	9 Decrease by Adjustment in Book Value During Year	10 Book Value at Date of Sale	11 Consideration	12 Profit and (Losses) on Sale
		3 From	4 To								
<b>NONE</b>											

4 5

**SCHEDULE H - Verification Between Years**

1. Book value, December 31, prior year (Page 2, Line 9, Col. 1, prior year statement) .....	<u>12,537,902</u>	5. Decrease by adjustment in book value:	
2. Increase by adjustment in book value:		5.1 Totals, Part 1, Col. 10 .....	
2.1 Totals, Part 1, Col. 9 .....		5.2 Totals, Part 3, Col. 9 .....	
2.2 Totals, Part 3, Col. 8 .....		6. Consideration received on sales, Part 3, Col. 11 .....	
3. Cost of acquisition, Part 2, Col. 8 .....		7. Net profit (loss) on sales, Part 3, Col. 12 .....	
4. Totals .....	<u>12,537,902</u>	8. Book value, December 31, current year (Page 2, Line 9, Col. 1) .....	<u>12,537,902</u>

### Schedule H - Part 4

Showing Total Title Assets Held Directly or by Subsidiaries

Type of Title Plant Ownership	1 Title Plant Value Current Year	2 Title Plant Value Prior Year
1. Direct investment in title plant assets (Page 2, Line 9, Current Year)	12,028,563	12,028,563
2. Title plant assets held by subsidiaries (proportionate to ownership)	612,207	612,207
3. Total (Line 1 plus Line 2)	12,640,770	12,640,770

**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	2,078,734	17,810	381,803	4,681	2,473,666	140,802				99,623		
2. 1993	X X X	54,588	642	6,346	170	61,406	632				505		
3. 1994	13,346	59,743	572	6,054	154	66,215	977				599		
4. 1995	7,655	35,008	322	4,549	141	39,738	596				450		
5. 1996	7,555	34,753	385	5,418	64	40,492	607				489		
6. 1997	6,852	31,719	281	6,358	118	38,240	785				690		
7. 1998	8,135	31,466	282	6,815	287	38,276	727				407		
8. 1999	9,454	33,110	397	9,043	29	42,521	855				752		
9. 2000	17,709	39,347	363	9,340	110	48,940	619				856		
10. 2001	14,557	47,327	325	24,570	16	72,206	167				153		
11. 2002	18,489	60,910	333	28,032	1	89,274	30				23		
12. Totals	X X X	2,506,705	21,712	488,328	5,771	3,010,974	146,797				104,547		

	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	(52,684)		240,425	26,446	1,558				14,312		
2. 1993	(387)		1,137	230	55				159		
3. 1994	(271)		1,576	182	55				240		
4. 1995	(339)		1,046	182	64				199		
5. 1996	(45)		1,096	154	38				257		
6. 1997	(220)		1,475	247	151				261		
7. 1998	(113)		1,134	225	260				336		
8. 1999	(53)		1,607	189	404				515		
9. 2000	(811)		1,475	141	645				874		
10. 2001	(6)		320	64	930				1,558		
11. 2002			53	16	1,333				2,156		
12. Total	(54,929)		251,344	28,076	5,493				20,867		

	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	15,870	184	256,295			256,295	0.104	0.104	X X X		15,870	
2. 1993	214	12	1,351			1,351	0.022	0.022	X X X		214	
3. 1994	295	9	1,871			1,871	0.028	0.028			295	
4. 1995	263	6	1,309			1,309	0.033	0.033			263	
5. 1996	295	16	1,391			1,391	0.035	0.034			295	
6. 1997	412	28	1,887			1,887	0.050	0.049			412	
7. 1998	596	26	1,730			1,730	0.045	0.045			596	
8. 1999	919	30	2,526			2,526	0.060	0.059			919	
9. 2000	1,519	48	2,994			2,994	0.061	0.061			1,519	
10. 2001	2,488	39	2,808			2,808	0.039	0.039			2,488	
11. 2002	3,489	13	3,542			3,542	0.040	0.040			3,489	
12. Total	26,360	411	277,704			277,704	X X X	X X X	X X X		X X X	26,360

**SCHEDULE P - PART 1A - POLICIES WRITTEN DIRECTLY**  
 (\$'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	584,168	17,810	381,803	1,190	982,591	53,750			40,538		
2. 1993	X X X	1,582	642	6,346	5	8,565	243			182		
3. 1994		8	572	6,054		6,634	219			165		
4. 1995		18	322	4,549		4,889	(55)			60		
5. 1996		5	385	5,418		5,808	9			12		
6. 1997	50	161	281	6,358	1	6,799	16			4		
7. 1998	33	287	282	6,815		7,384	23			8		
8. 1999	49	177	397	9,043		9,617	79			51		
9. 2000	15	41	363	9,340		9,744	21			35		
10. 2001			325	24,570		24,895	38			38		
11. 2002			333	28,032		28,365	4			11		
12. Totals	X X X	586,447	21,712	488,328	1,196	1,095,291	54,347			41,104		

	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	(18,162)		94,288	13,132	437				5,359		
2. 1993	(3)		425	58	18				59		
3. 1994			384	3					90		
4. 1995	(155)		5	5					74		
5. 1996			21	4	1				96		
6. 1997			20	75					98		
7. 1998			31	81					126		
8. 1999			130	70	86				193		
9. 2000			56	20	37				327		
10. 2001	(3)		76	8	153				584		
11. 2002			15	1					808		
12. Total	(18,323)		95,451	13,457	732				7,814		

	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	5,796	53	100,084			100,084	0.104	0.102	X X X		5,796	
2. 1993	77	1	502			502	0.063	0.059	X X X		77	
3. 1994	90	1	474			474	0.078	0.071			90	
4. 1995	74		79			79	0.017	0.016			74	
5. 1996	97	1	118			118	0.022	0.020			97	
6. 1997	98		118			118	0.018	0.017	2.360		98	
7. 1998	126		157			157	0.022	0.021	4.758		126	
8. 1999	279	1	409			409	0.044	0.043	8.347		279	
9. 2000	364	4	420			420	0.045	0.043	28.000		364	
10. 2001	737	4	813			813	0.033	0.033			737	
11. 2002	808	1	823			823	0.029	0.029			808	
12. Total	8,546	66	103,997			103,997	X X X	X X X	X X X		X X X	8,546

**SCHEDULE P - PART 1B - POLICIES WRITTEN THROUGH AGENTS**  
 (\$'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	1,494,566			3,491	1,491,075	87,053				59,086		
2. 1993	X X X	53,006			165	52,841	389				323		
3. 1994	13,346	59,735			154	59,581	757				434		
4. 1995	7,655	34,990			141	34,849	651				390		
5. 1996	7,555	34,748			64	34,684	598				477		
6. 1997	6,802	31,558			117	31,441	768				686		
7. 1998	8,102	31,179			287	30,892	704				399		
8. 1999	9,405	32,933			29	32,904	777				701		
9. 2000	17,694	39,306			110	39,196	598				821		
10. 2001	14,557	47,327			16	47,311	128				114		
11. 2002	18,489	60,910			1	60,909	26				12		
12. Totals	X X X	1,920,258			4,575	1,915,683	92,449				63,443		

	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	(34,522)		146,139	13,314	1,123				8,951			
2. 1993	(384)		712	172	37				99			
3. 1994	(271)		1,191	179	55				150			
4. 1995	(184)		1,041	177	64				124			
5. 1996	(45)		1,075	150	37				161			
6. 1997	(220)		1,454	172	151				163			
7. 1998	(113)		1,103	144	260				210			
8. 1999	(53)		1,478	119	318				322			
9. 2000	(811)		1,419	121	608				547			
10. 2001	(3)		242	56	776				975			
11. 2002			38	15	1,333				1,349			
12. Total	(36,606)		155,892	14,619	4,762				13,051			

	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	10,074	131	156,213			156,213	0.105	0.105	X X X			10,074
2. 1993	136	11	848			848	0.016	0.016	X X X			136
3. 1994	205	8	1,396			1,396	0.023	0.023	0.105			205
4. 1995	188	6	1,229			1,229	0.035	0.035	0.161			188
5. 1996	198	15	1,273			1,273	0.037	0.037	0.168			198
6. 1997	314	28	1,768			1,768	0.056	0.056	0.260			314
7. 1998	470	26	1,573			1,573	0.050	0.051	0.194			470
8. 1999	640	29	2,118			2,118	0.064	0.064	0.225			640
9. 2000	1,155	44	2,574			2,574	0.065	0.066	0.145			1,155
10. 2001	1,751	35	1,993			1,993	0.042	0.042	0.137			1,751
11. 2002	2,682	12	2,720			2,720	0.045	0.045	0.147			2,682
12. Total	17,813	345	173,705			173,705	X X X	X X X	X X X		X X X	17,813

**SCHEDULE P-PART 2  
POLICY YEAR INCURRED LOSS AND ALAE**

Years in Which Policies Were Written	Incurred Losses and Allocated Expenses at Year End (\$000 omitted) Including Known Claims and IBNR on Unreported Claims									
	1	2	3	4	5	6	7	8	9	10
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1. Prior	75,604	80,276	81,709	82,443	82,182	82,769	84,380	83,367	83,037	81,688
2. 1983	24,787	26,990	27,605	29,593	29,510	29,249	28,869	28,911	28,626	29,552
3. 1984	45,839	51,062	51,564	52,767	52,617	51,555	51,282	51,206	50,371	52,534
4. 1985	26,148	29,098	29,235	29,727	30,359	29,635	29,870	29,448	28,850	29,831
5. 1986	17,376	21,052	20,762	20,674	20,866	20,701	21,233	21,086	20,548	21,390
6. 1987	13,159	20,322	19,463	18,975	19,245	19,104	19,397	19,770	19,997	21,350
7. 1988	4,746	5,990	6,087	5,898	6,114	6,206	6,440	6,490	6,152	6,187
8. 1989	3,630	5,468	5,360	6,088	6,116	6,234	6,252	6,365	6,306	6,249
9. 1990	1,904	3,327	3,125	3,278	2,907	2,923	2,916	2,983	2,960	3,057
10. 1991	1,224	2,943	3,058	2,808	2,693	2,769	2,945	3,039	2,930	2,815
11. 1992	520	2,001	1,676	1,531	1,325	1,612	1,799	1,786	1,639	1,642
12. 1993	296	2,027	1,578	1,475	1,439	1,358	1,389	1,407	1,383	1,350
13. 1994	X X X	2,657	2,128	1,892	1,802	1,516	1,318	1,675	1,835	1,870
14. 1995	X X X	X X X	2,113	1,708	1,435	1,288	1,113	1,354	1,362	1,308
15. 1996	X X X	X X X	X X X	1,487	1,691	2,246	1,476	1,493	1,531	1,391
16. 1997	X X X	X X X	X X X	X X X	3,723	3,579	1,590	1,686	1,882	1,886
17. 1998	X X X	X X X	X X X	X X X	X X X	4,152	2,862	1,982	2,087	1,729
18. 1999	X X X	X X X	X X X	X X X	X X X	X X X	3,688	2,516	2,454	2,526
19. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,096	4,715	2,993
20. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	4,592	2,807
21. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,541

**SCHEDULE P-PART 2A  
POLICY YEAR PAID LOSS AND ALAE**

Years in Which Policies Were Written	Cumulative Paid Losses and Allocated Expenses at Year End (\$000 omitted)										11	12
	1	2	3	4	5	6	7	8	9	10	Number of Claims Closed With Loss Payment	Number of Claims Closed Without Loss Payment
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002		
1. Prior	74,198	75,060	76,729	77,076	77,313	77,644	77,769	77,884	78,145	78,397	7,581	4,369
2. 1983	24,129	25,056	25,403	27,424	27,494	27,563	27,583	27,701	27,762	27,820	1,155	958
3. 1984	44,791	45,486	47,313	47,924	48,101	48,826	49,022	49,087	49,200	49,276	1,303	1,135
4. 1985	24,440	24,823	25,440	26,714	27,287	27,616	27,730	27,806	27,844	27,848	1,281	1,181
5. 1986	16,328	17,482	17,927	18,388	18,726	18,931	19,267	19,448	19,507	19,640	1,366	1,234
6. 1987	12,269	16,006	16,401	16,765	17,564	17,778	17,881	18,333	18,381	19,580	1,385	793
7. 1988	4,263	4,619	5,025	5,116	5,160	5,456	5,614	5,616	5,629	5,639	617	298
8. 1989	2,976	3,772	4,172	4,711	5,307	5,546	5,636	5,669	5,676	5,683	385	210
9. 1990	1,680	1,917	2,235	2,444	2,455	2,478	2,469	2,496	2,583	2,631	257	197
10. 1991	985	1,474	1,951	2,091	2,066	2,165	2,422	2,504	2,529	2,530	156	121
11. 1992	239	723	829	874	940	1,040	1,326	1,347	1,363	1,383	159	116
12. 1993	143	349	576	720	879	930	1,015	1,018	1,074	1,137	130	89
13. 1994	X X X	80	267	621	935	902	945	973	1,516	1,575	87	86
14. 1995	X X X	X X X	52	242	348	531	565	880	968	1,046	72	105
15. 1996	X X X	X X X	X X X	20	278	606	665	766	992	1,096	45	94
16. 1997	X X X	X X X	X X X	X X X	50	193	349	664	999	1,475	124	94
17. 1998	X X X	X X X	X X X	X X X	X X X	29	259	631	926	1,134	103	97
18. 1999	X X X	X X X	X X X	X X X	X X X	X X X	27	152	810	1,607	85	74
19. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	60	1,432	1,474	49	46
20. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	36	319	5	20
21. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	52		3

**SCHEDULE P-PART 2B  
POLICY YEAR LOSS AND ALAE CASE BASIS RESERVES**

Years in Which Policies Were Written	Case Basis Losses and Allocated Expenses Reserves at Year End (\$000 omitted)									
	1	2	3	4	5	6	7	8	9	10
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1. Prior	1,406	1,087	964	713	527	514	314	288	374	211
2. 1983	658	406	639	72	71	77	233	202	127	182
3. 1984	1,048	934	1,332	922	883	307	683	608	171	121
4. 1985	1,708	1,190	1,137	702	881	246	254	198	80	23
5. 1986	1,048	937	641	608	570	435	312	210	168	414
6. 1987	890	1,077	723	385	173	252	197	176	1,110	293
7. 1988	483	250	125	129	383	219	157	95	73	65
8. 1989	654	465	179	556	144	137	80	129	95	10
9. 1990	224	267	217	164	81	86	42	32	114	90
10. 1991	239	213	85	49	95	148	74	94	88	30
11. 1992	281	120	84	83	83	317	150	94	93	121
12. 1993	153	164	76	54	44	114	89	46	83	55
13. 1994	X X X	116	278	169	55	37	49	318	100	55
14. 1995	X X X	X X X	62	149	253	117	134	137	101	64
15. 1996	X X X	X X X	X X X	28	134	197	140	197	63	38
16. 1997	X X X	X X X	X X X	X X X	200	507	300	292	301	151
17. 1998	X X X	X X X	X X X	X X X	X X X	116	257	193	263	130
18. 1999	X X X	X X X	X X X	X X X	X X X	X X X	105	457	154	209
19. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	78	477	320
20. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	141	280
21. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	33

**SCHEDULE P-PART 2C  
POLICY YEAR BULK RESERVES ON KNOWN CLAIMS**

Years in Which Policies Were Written	Bulk Reserves on Known Claims at Year End (\$000 omitted) Loss and Allocated Loss Expense									
	1	2	3	4	5	6	7	8	9	10
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1. Prior										
2. 1983										
3. 1984										
4. 1985										
5. 1986										
6. 1987										
7. 1988										
8. 1989										
9. 1990		100								
10. 1991		150	100							
11. 1992		250	150	100						
12. 1993		500	250	150	100					
13. 1994	X X X	1,000	500	250	150	100				
14. 1995	X X X	X X X	1,000	500	250	150	100			
15. 1996	X X X	X X X	X X X	1,000	500	250	150	100		
16. 1997	X X X	X X X	X X X	X X X	1,000	500	250	150	100	
17. 1998	X X X	X X X	X X X	X X X	X X X	1,000	500	250	150	130
18. 1999	X X X	X X X	X X X	X X X	X X X	X X X	1,000	500	250	195
19. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,000	500	325
20. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,000	650
21. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,300

**SCHEDULE P-PART 2D  
POLICY YEAR IBNR RESERVES**

Years in Which Policies Were Written	IBNR Reserves on Unreported Claims at Year End (\$000 omitted)									
	Loss and Allocated Loss Expense									
	1 1993	2 1994	3 1995	4 1996	5 1997	6 1998	7 1999	8 2000	9 2001	10 2002
1. Prior		4,129	4,016	4,654	4,342	4,611	6,297	5,195	4,518	3,080
2. 1983		1,528	1,563	2,097	1,945	1,609	1,053	1,008	736	1,550
3. 1984		4,642	2,919	3,921	3,633	2,422	1,577	1,511	999	3,137
4. 1985		3,085	2,658	2,311	2,191	1,773	1,886	1,444	925	1,960
5. 1986		2,633	2,194	1,678	1,570	1,335	1,654	1,428	873	1,336
6. 1987		3,239	2,339	1,825	1,508	1,074	1,319	1,261	507	1,477
7. 1988		1,121	937	653	571	531	669	779	450	484
8. 1989		1,231	1,009	821	665	551	536	567	535	556
9. 1990		1,043	673	670	371	359	405	455	263	337
10. 1991		1,106	922	668	532	456	449	441	313	255
11. 1992		908	613	474	302	255	323	345	183	138
12. 1993		1,014	676	551	416	314	285	343	226	159
13. 1994	X X X	1,461	1,083	852	662	477	324	384	219	240
14. 1995	X X X	X X X	999	817	584	490	314	337	292	199
15. 1996	X X X	X X X	X X X	439	779	1,193	521	430	475	257
16. 1997	X X X	X X X	X X X	X X X	2,473	2,379	691	580	481	261
17. 1998	X X X	X X X	X X X	X X X	X X X	3,007	1,846	908	748	336
18. 1999	X X X	X X X	X X X	X X X	X X X	X X X	2,556	1,407	1,240	515
19. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,958	2,306	874
20. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,415	1,558
21. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,156



**SCHEDULE P-PART 3  
INCURRED LOSS AND ALAE BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Losses and Allocated Expenses at Year End (\$000 omitted)									
	Incurred Loss and ALAE on Known Claims and Bulk Reserves on Known Claims									
	1	2	3	4	5	6	7	8	9	10
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1. Prior	230,992	204,175	207,797	209,537	210,521	210,305	210,292	210,431	200,634	210,936
2. 1993	2,963	3,965	4,052	3,879	3,863	3,897	4,023	4,020	4,001	3,990
3. 1994	X X X	3,824	3,340	3,023	2,988	2,933	2,891	2,725	2,720	2,716
4. 1995	X X X	X X X	3,637	4,177	4,201	3,977	4,212	4,089	4,091	4,080
5. 1996	X X X	X X X	X X X	3,376	3,589	3,849	3,943	4,165	4,387	4,305
6. 1997	X X X	X X X	X X X	X X X	2,823	2,568	1,980	1,859	1,771	1,649
7. 1998	X X X	X X X	X X X	X X X	X X X	2,792	2,427	2,154	2,344	2,335
8. 1999	X X X	X X X	X X X	X X X	X X X	X X X	2,627	2,805	2,816	2,851
9. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	2,949	2,805	2,844
10. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,978	4,154
11. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	3,230

**SCHEDULE P-PART 3A  
PAID LOSS AND ALAE BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Cumulative Paid Losses and Allocated Expenses at Year End (\$000 omitted)										11 Number of Claims Closed With Loss Payment	12 Number of Claims Closed Without Loss Payment
	1	2	3	4	5	6	7	8	9	10		
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002		
1. Prior	223,814	198,427	203,398	206,774	208,094	209,261	209,310	209,505	209,586	210,568	11,678	8,341
2. 1993	1,277	2,617	3,361	3,570	3,598	3,700	3,909	3,918	3,916	3,937	262	370
3. 1994	X X X	1,574	2,121	2,239	2,539	2,597	2,719	2,715	2,716	2,716	190	348
4. 1995	X X X	X X X	1,362	3,134	3,566	3,609	4,007	4,037	4,056	4,073	213	310
5. 1996	X X X	X X X	X X X	1,406	2,688	3,305	3,522	3,630	4,231	4,204	117	253
6. 1997	X X X	X X X	X X X	X X X	595	1,345	1,467	1,525	1,577	1,613	152	270
7. 1998	X X X	X X X	X X X	X X X	X X X	577	1,271	1,467	1,885	2,000	167	251
8. 1999	X X X	X X X	X X X	X X X	X X X	X X X	560	1,735	2,300	2,480	130	234
9. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	760	1,692	2,233	78	203
10. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,673	2,741	45	152
11. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,034	12	80

**SCHEDULE P-PART 3B  
LOSS AND ALAE CASE BASIS RESERVES  
BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Case Basis Losses and Allocated Expenses Reserves at Year End (\$000 omitted)									
	1	2	3	4	5	6	7	8	9	10
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1. Prior	7,178	5,248	5,149	2,663	2,427	1,044	982	926	1,309	368
2. 1993	1,686	848	441	159	165	197	114	102	85	53
3. 1994	X X X	1,250	719	534	299	236	172	10	4	
4. 1995	X X X	X X X	1,275	543	385	218	105	52	35	7
5. 1996	X X X	X X X	X X X	970	401	294	271	435	156	101
6. 1997	X X X	X X X	X X X	X X X	1,228	723	263	184	93	37
7. 1998	X X X	X X X	X X X	X X X	X X X	1,215	656	437	310	205
8. 1999	X X X	X X X	X X X	X X X	X X X	X X X	1,067	570	266	176
9. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,189	613	287
10. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,305	763
11. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	896

**SCHEDULE P-PART 3C  
BULK RESERVES ON KNOWN CLAIMS  
BY YEAR OF FIRST REPORT**

Years in Which Claims Were First Reported	Bulk Reserves on Known Claims at Year End (\$000 omitted)									
	Loss and Allocated Loss Expense									
	1	2	3	4	5	6	7	8	9	10
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
1. Prior		500	250	100						
2. 1993		500	250	150	100					
3. 1994	X X X	1,000	500	250	150	100				
4. 1995	X X X	X X X	1,000	500	250	150	100			
5. 1996	X X X	X X X	X X X	1,000	500	250	150	100		
6. 1997	X X X	X X X	X X X	X X X	1,000	500	250	150	100	
7. 1998	X X X	X X X	X X X	X X X	X X X	1,000	500	250	150	130
8. 1999	X X X	X X X	X X X	X X X	X X X	X X X	1,000	500	250	195
9. 2000	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,000	500	325
10. 2001	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,000	650
11. 2002	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	X X X	1,300

**SCHEDULE P INTERROGATORIES**

- 1.1 Title insurance losses should include all losses on any transaction for which a title insurance premium, rate or charge was made or contemplated. Escrow losses for which the company is contractually obligated should be included. Losses arising from defalcations for which the reporting entity is contractually obligated should be included. Are the title insurance losses reported in Schedule P defined in conformance with the above definition? YES [ X ] NO [ ]
- 1.2 If not, describe the types of losses reported. ....
- 1.3 If the types or basis of reporting has changed over time, please explain the nature of such changes. ....
  
- 2.1 Are paid loss and allocated loss adjustment expenses reduced on account of salvage or subrogation in accordance with the instructions? YES [ X ] NO [ ]
- 2.2 If not, describe the basis of reporting. ....
- 2.3 If the basis of reporting has changed over time, please explain the nature of such changes. ....
  
- 3.1 Are sales of salvage at prices different from their book value recorded in accordance with the instructions? YES [ X ] NO [ ]
- 3.2 If not, describe the basis of reporting. ....
- 3.3 If the basis of reporting has changed over time, please explain the nature of such changes. ....
  
- 4.1 Are the case basis reserves reported gross of anticipated salvage and subrogation in accordance with the instructions? YES [ X ] NO [ ]
- 4.2 If not, please explain. ....
- 4.3 If the basis of reporting has changed over time, please explain the nature of such changes. ....
  
- 5.1 Do any of the reserves reported in Schedule P contain a provision for reserve discount, contingency margin, or any other element not providing for an estimation of ultimate liability? YES [ ] NO [ X ]
- 5.2 If so, please explain. ....
  
- 6.1 Does the company IBNR reserves in Schedule P reconcile to the IBNR reserves prepared on a GAAP basis? YES [ X ] NO [ ]
- 6.2 If not, please explain. ....
  
- 7.1 Are allocated loss adjustment expenses recorded in accordance with the instructions? YES [ X ] NO [ ]
- 7.2 If not, please explain which items are not in conformity. ....
- 7.3 If the basis of reporting has changed over time, please explain the nature of such changes. ....
  
- 8.1 The unallocated loss adjustment expenses paid during the most recent calendar year should be distributed to the various policy years in which the policy was issued as follows: (1) 10% to the most recent policy year, (2) 20% to the next most recent policy year, (3) 10% to the succeeding policy year, (4) 5% to each of the next two succeeding policy years, and (5) the balance to all policy years, including the most recent policy year, in proportion to the amount of loss payments paid for each policy year during the most recent calendar year. Are they so reported? YES [ X ] NO [ ]
- 8.2 If estimates were used prior to 1996, please explain the basis of such estimates. ....
  
- 9. Indicate the basis of determining claim counts:
- 9.1 Are policies having multiple claims shown in Schedule P as a single claim? YES [ ] NO [ X ]
- 9.2 Are claims closed without payment removed from the claim count? YES [ ] NO [ X ]
- 9.3 If the definition of claim count has changed over time, please explain the nature of such changes. ....
  
- 10.1 Have there been any portfolio reinsurance transfers or other accounting conventions that have caused a mismatch of premiums, other income, loss or ALAE? YES [ ] NO [ X ]
- 10.2 If so, please explain. ....
  
- 11.1 Have there been any excess of loss or stop loss reinsurance treaties or other accounting conventions that have caused a mismatch of premiums, other income, loss or ALAE? YES [ ] NO [ X ]
- 11.2 If so, please explain. ....
  
- 12.1 Have there been any major mergers or acquisitions, either with respect to an insurer or an agent, that had a material impact on operations or claims development? YES [ ] NO [ X ]
- 12.2 If so, please explain. ....
  
- 13.1 Were any estimates or allocations used to complete this data request? YES [ X ] NO [ ]
- 13.2 If so, please explain the nature of the estimate or allocation, the assumptions made and the data used to support your assumptions. ALLOCATIONS USED TO DISTRIBUTE CONSOLIDATED ULAE TO INDIVIDUAL INSURERS AND TO SPLIT IBNR BETWEEN AGENT AND DIRECT OFFICE.
  
- 14. Are there any especially significant events, coverage, retention or accounting changes which have occurred which must be considered when making an analysis of the information provided? YES [ ] NO [ X ]

**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	YES R				166	9,191	2,886	632	
2. Alaska	AK	YES AI				2	4,429	2,565		
3. Arizona	AZ	YES AI		17,487,969	113,645	17,192,475	(447,083)	(616,426)	214,829	
4. Arkansas	AR	YES R		56,916		57,253				
5. California	CA	YES AI		2,200,074	26,664,057	1,524,015	1,504,605	1,295,039	3,134,374	
6. Colorado	CO	YES AI		1,010,265		1,031,743	344,030	323,606	42,239	
7. Connecticut	CT	YES R				936	255	(2,745)		
8. Delaware	DE	YES R		160,065		154,210				
9. Dist. Columbia	DC	NO				1,124				
10. Florida	FL	YES R				15,213	50,178	45,595	21,521	
11. Georgia	GA	YES R				3,226	7,089	7,506	417	
12. Hawaii	HI	YES AI				7,076		1,676	5,000	
13. Idaho	ID	YES AI				49,722	5,874	25,923	106,746	
14. Illinois	IL	YES R		4,402,927		4,413,018	114,050	17,933	17,047	
15. Indiana	IN	YES R		796,902	1,253,806	737,343	56,291	14,247	74,107	
16. Iowa	IA	NO				1,613				
17. Kansas	KS	NO				3,351				
18. Kentucky	KY	YES R		9,989		17,105	703	54,614	55,000	
19. Louisiana	LA	YES R		34,446		36,414	10,464	69,344	123,951	
20. Maine	ME	YES R				20				
21. Maryland	MD	NO				1,175	76,641	219,066	182,665	
22. Massachusetts	MA	YES R				8,552	32,947	10,395	5,701	
23. Michigan	MI	YES AI		14,007,993		13,999,914	1,391,767	1,266,108	303,365	
24. Minnesota	MN	NO				186	8,280	5,600	7,753	
25. Mississippi	MS	YES R				20,122				
26. Missouri	MO	YES R		279,092		289,786	133,523	51,949	15,768	
27. Montana	MT	YES AI		2,303		8,924	22,239	3,555	42,961	
28. Nebraska	NE	YES AI		33,850		35,013				
29. Nevada	NV	YES AI				4,350	1,398	4,939	3,541	
30. New Hampshire	NH	YES R				4,995		(8,350)		
31. New Jersey	NJ	YES R				3,836	31,278	134,533	230,794	
32. New Mexico	NM	YES AI				5,756	246	(5,118)		
33. New York	NY	NO				30,731				
34. No. Carolina	NC	YES R		385,659		528,580	504,192	336,484	222,315	
35. No. Dakota	ND	NO				1				
36. Ohio	OH	YES R		3,581,012		3,585,045	69,119	54,794	46,637	
37. Oklahoma	OK	YES R		97,150		103,442				
38. Oregon	OR	NO				2,072	13,608	9,491	26,240	
39. Pennsylvania	PA	YES O				15,815	4,697	1,475	8,070	
40. Rhode Island	RI	NO				(25)				
41. So. Carolina	SC	YES O				55				
42. So. Dakota	SD	YES AI		1,358,252		1,341,327	1,580	1,580		
43. Tennessee	TN	YES AI		488,167		474,390	138,382	277,383	139,001	
44. Texas	TX	YES AI		8,143,902		8,290,299	49,582	(4,590)	90,215	
45. Utah	UT	YES AI		3,460,362		3,474,387	24,361	(24,844)	16,661	
46. Vermont	VT	YES R								
47. Virginia	VA	YES R		273,680		279,566				
48. Washington	WA	YES AI		1,555		19,946	184,593	201,040	316,823	
49. West Virginia	WV	YES R				269				
50. Wisconsin	WI	YES AI		2,637,941		2,565,305	24,054	17,211	38,255	
51. Wyoming	WY	NO				61				
52. American Samoa	AS	NO								
53. Guam	GU	NO								
54. Puerto Rico	PR	NO						(89,187)		
55. U.S. Virgin Is.	VI	NO					29,483	12,147		
56. Canada	CN	NO				102				
57. Aggregate Other Alien	OT	X X X				45				
58. Totals	(a) 41			43,422,502	17,487,969	28,031,508	60,340,047	4,402,046	3,717,424	5,492,628

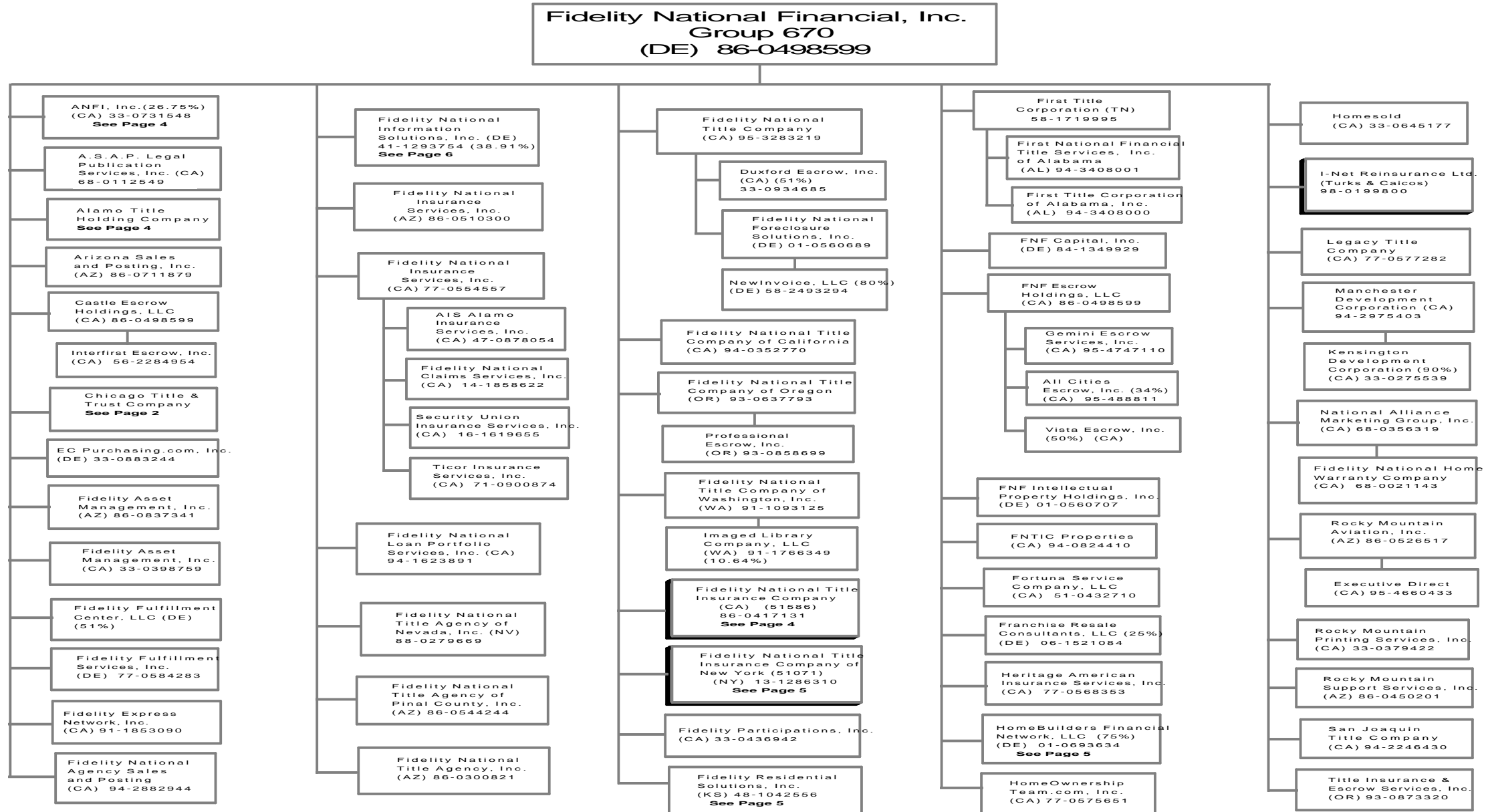
DETAILS OF WRITE-INS										
5701. MEXICO	X X X						45			
5702.	X X X									
5703.	X X X									
5798. Summary of remaining write-ins for Line 57 from overflow page	X X X									
5799. Totals (Lines 5701 through 5703 plus 5798)(Line 57 above)	X X X						45			

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

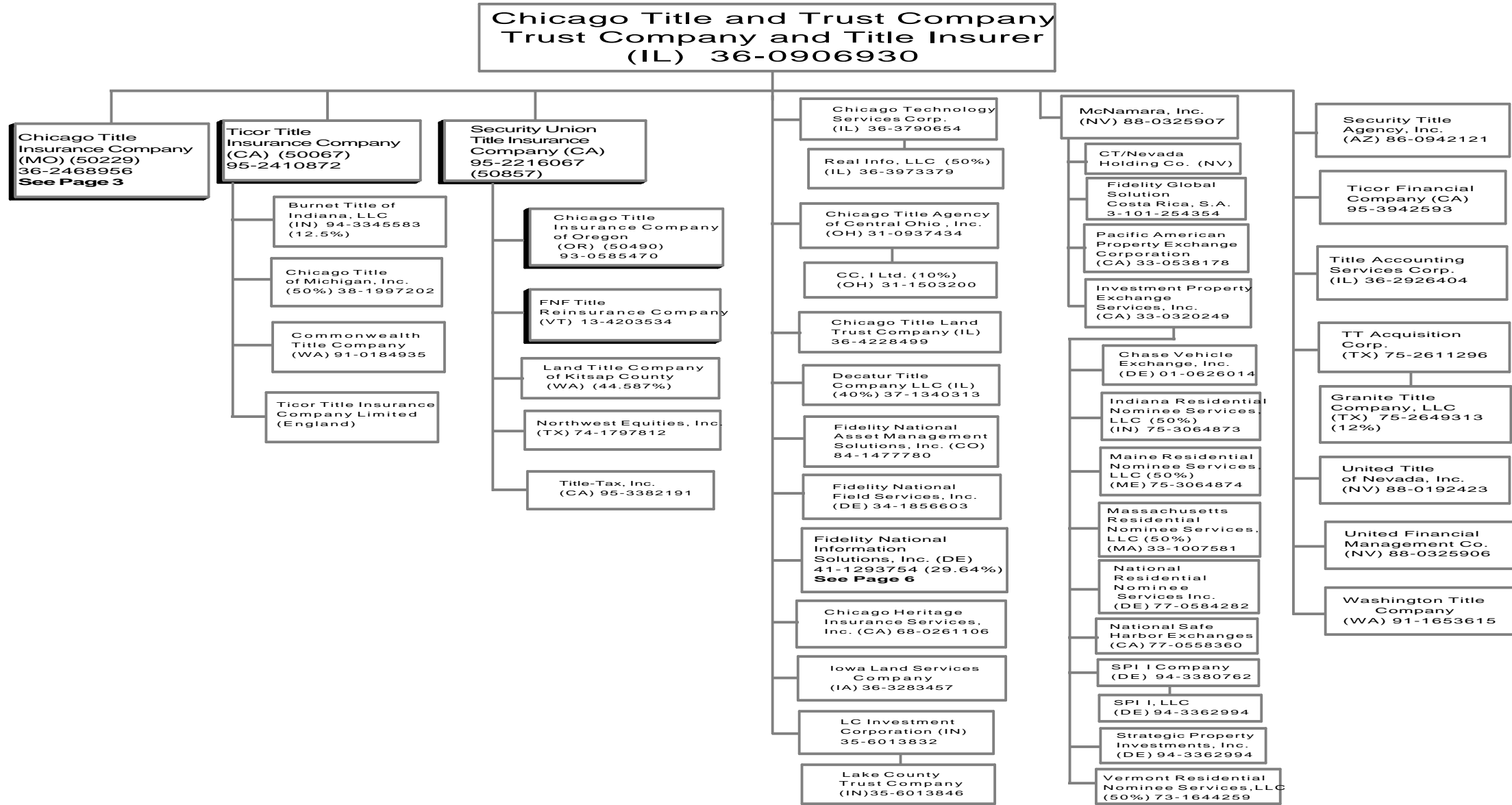
(b) Insert "AI" if gross all-inclusive rate; "R" if gross risk rate; "O" if other and indicate rate type utilized:

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

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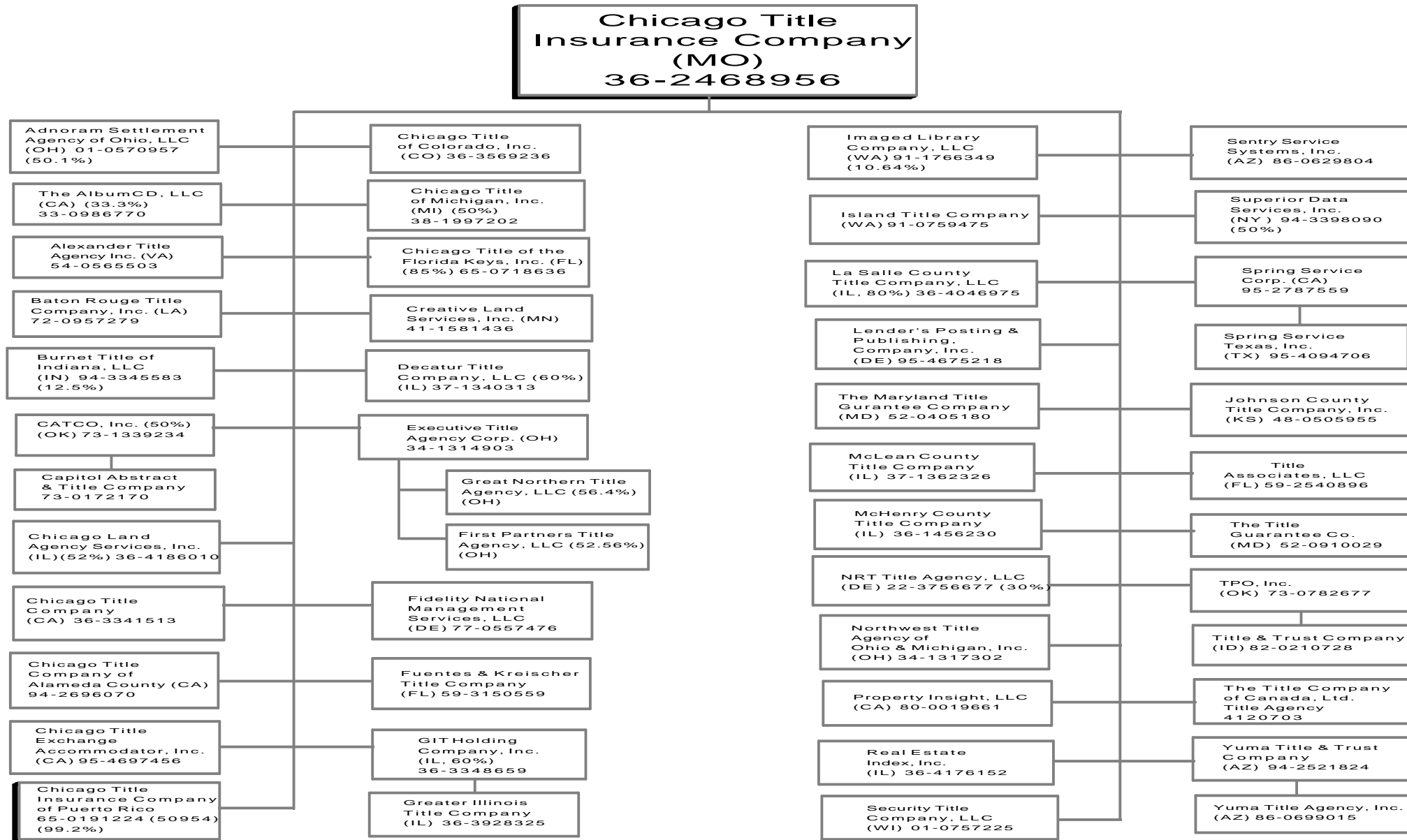


**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**  
**PART 1 - ORGANIZATIONAL CHART**

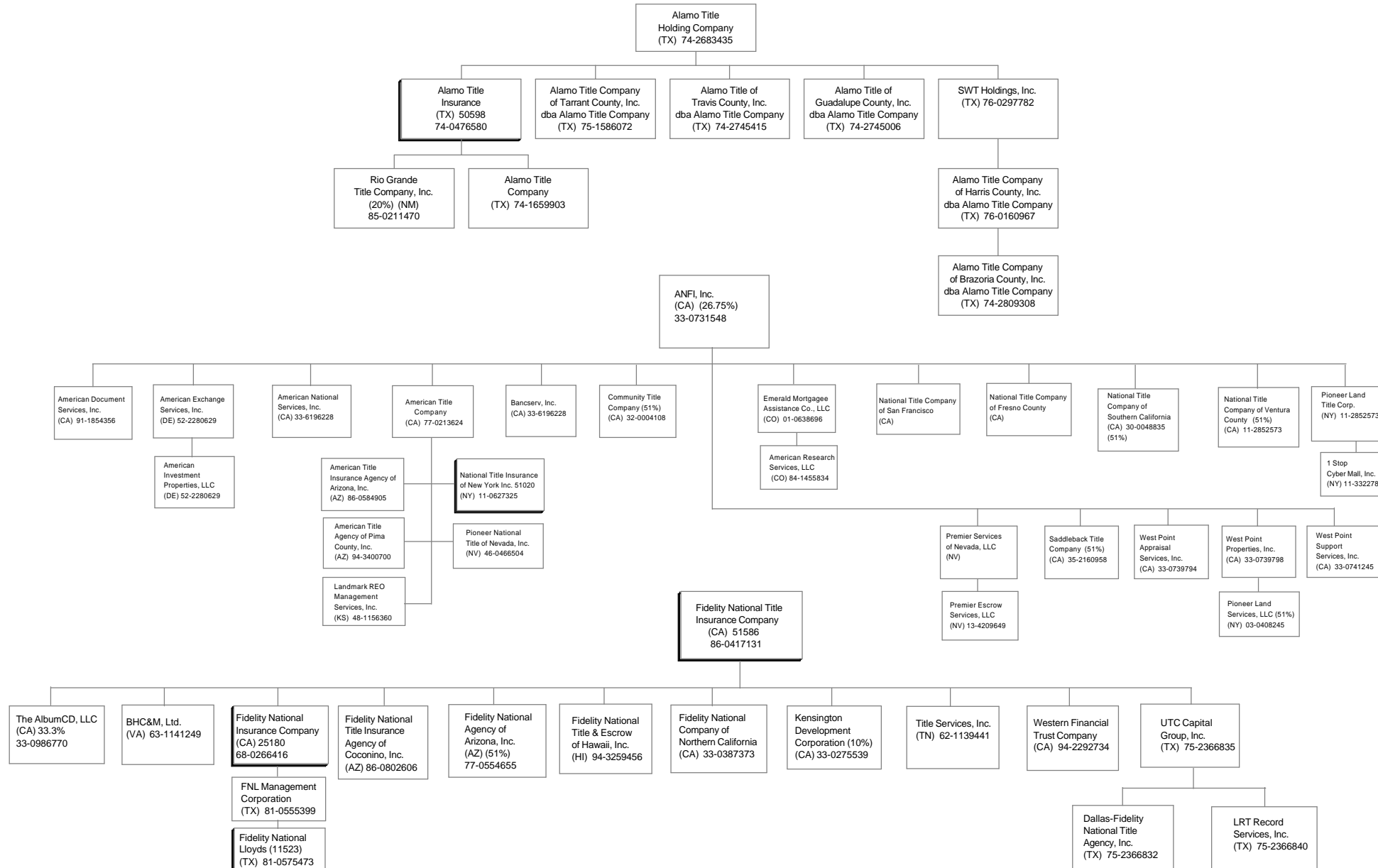


**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP  
PART 1 - ORGANIZATIONAL CHART**

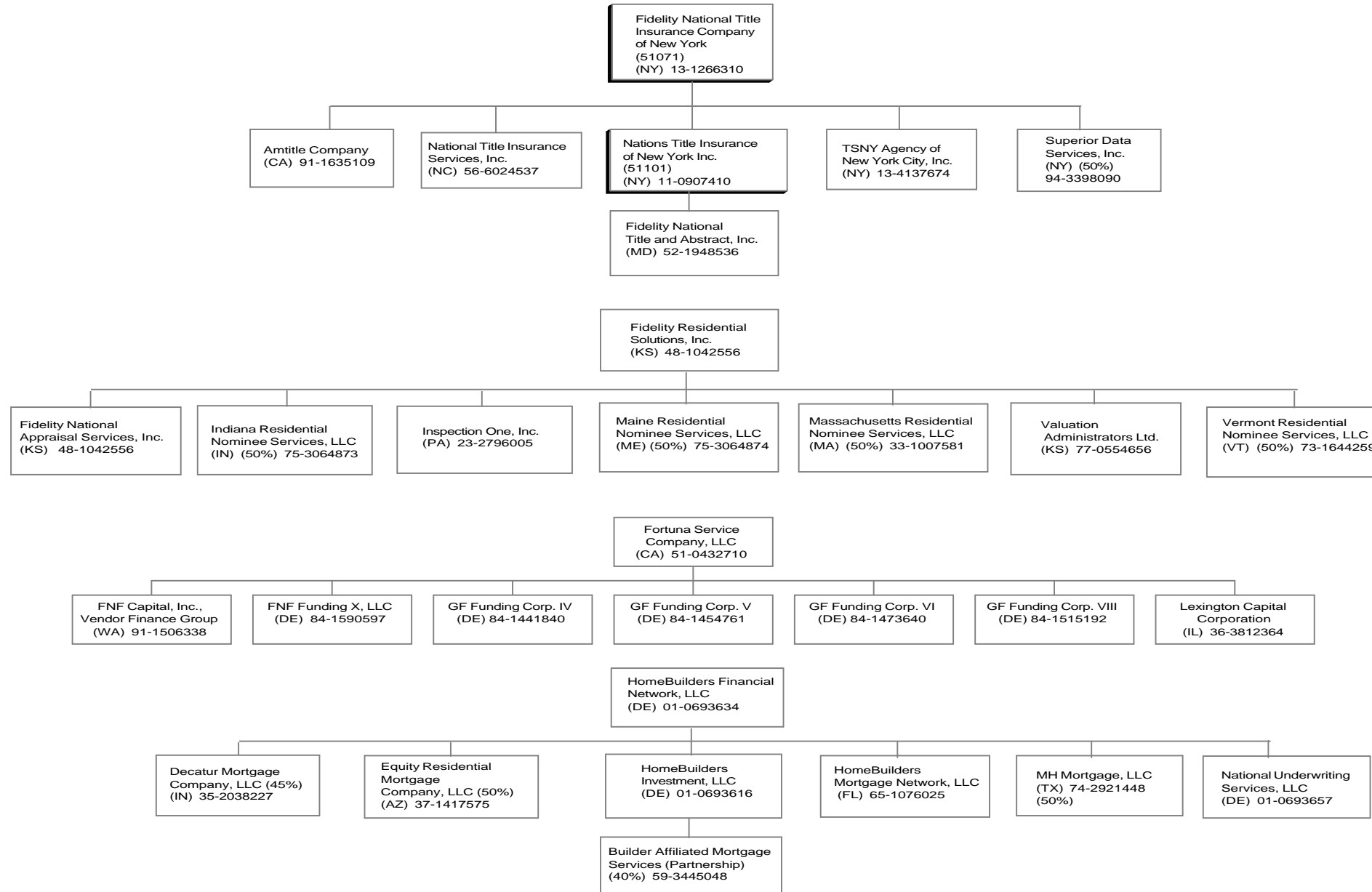
56 - 2



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

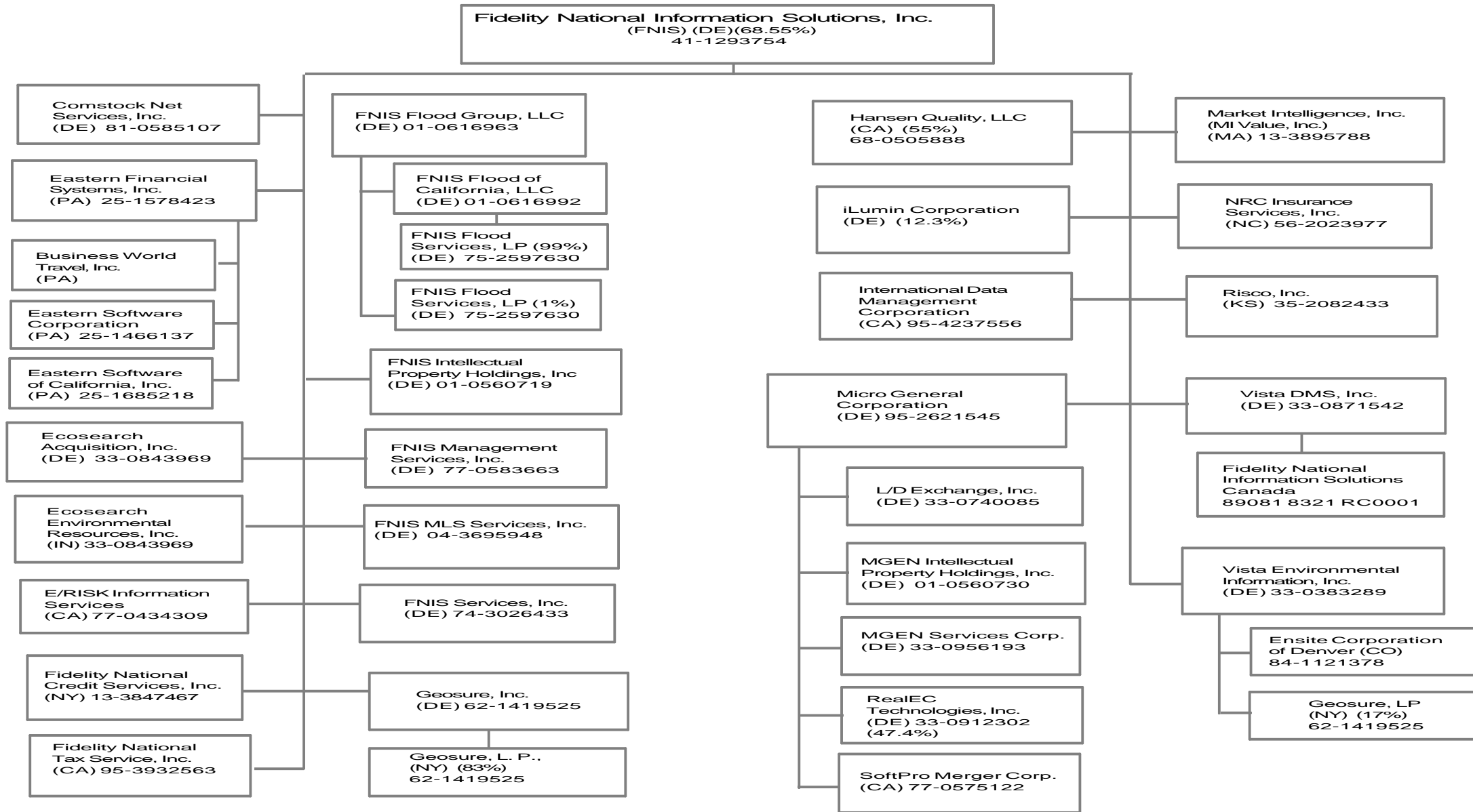


**SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP**  
**PART 1 - ORGANIZATIONAL CHART**





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



SCHEDULE Y (continued)

PART 2 - SUMMARY OF INSURER'S TRANSACTIONS WITH ANY AFFILIATES

1	2	3	4	5	6	7	8	9	10	11	12	13
NAIC Company Code	Federal ID Number	Names of Insurers and Parent, Subsidiaries or Affiliates	Shareholder Dividends	Capital Contributions	Purchases, Sales or Exchanges of Loans, Securities, Real Estate, Mortgage Loans or Other Investments	Income/ (Disbursements) Incurred in Connection with Guarantees or Undertakings for the Benefit of any Affiliate(s)	Management Agreements and Service Contracts	Income/ (Disbursements) Incurred Under Reinsurance Agreements	*	Any Other Material Activity Not in the Ordinary Course of the Insurer's Business	Totals	Reinsurance Recoverable/ (Payable) on Losses and/or Reserve Credit Taken/ (Liability)
51586	86-0417131	Fidelity National Title Insurance Company	(16,100,000)	(2,000,000)			(44,838,895)			(5,140,172)	(68,079,067)	
51071	13-1286310	Fidelity National Title Insurance Company of New York					(38,736,571)				(38,736,571)	
51101	11-0907410	Nations Title Insurance of New York Inc					(29,313)				(29,313)	
50598	74-0476580	Alamo Title Insurance	(7,600,000)				(7,030,375)			(2,089,632)	(16,720,007)	
51020	11-0627325	National Title Insurance of New York Inc					(745,473)				(745,473)	
00000	36-0906930	Chicago Title & Trust Company	24,400,000				29,339,393			11,266,528	65,005,921	
50067	95-2410872	Ticor Title Insurance Company	(16,350,000)				(21,600,982)			(8,146,243)	(46,097,225)	
50229	36-2468956	Chicago Title Insurance Company	(18,450,000)				(91,944,083)			(21,511,749)	(131,905,832)	
50490	93-0585470	Chicago Title Insurance Company of Oregon					(3,488,546)				(3,488,546)	
50857	95-2216067	Security Union Title Insurance Company	(8,700,000)				(4,181,684)			(3,588,370)	(16,470,054)	
25180	68-0266416	Fidelity National Insurance Company					174,466				174,466	
11523	81-0575473	Fidelity National Lloyds		2,000,000							2,000,000	
00000	36-3341513	Chicago Title Company	(25,000,000)								(25,000,000)	
00000	36-3569236	Chicago Title Co of Colorado	(20,000,000)								(20,000,000)	
00000	38-1997202	Chicago Title of Michigan	(1,500,000)								(1,500,000)	
00000	86-0942121	Security Title Co of Phoenix	(10,000,000)								(10,000,000)	
00000	88-0325907	McNamara	(4,000,000)	7,663,537							3,663,537	
00000	36-4046975	LaSalle County	(400,000)								(400,000)	
00000	68-0021143	Fidelity National Home Warranty Co	(3,000,000)								(3,000,000)	
00000	33-0398759	Fidelity Asset Management Inc					9,930,098				9,930,098	
00000	86-0450201	Rocky Mountain Support Services					107,579,685				107,579,685	
00000	33-0731548	ANFI					678,664				678,664	
00000	86-0498599	Fidelity National Financial Inc	106,700,000	(7,663,537)			64,893,616			29,209,638	193,139,717	
00000	74-2683435	Alamo Title Holding Company										
	9999999	Control Totals							XXX			

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## SUPPLEMENTAL EXHIBITS AND SCHEDULES INTERROGATORIES

The following supplemental reports are required to be filed as part of your annual statement filing. However, in the event that your company does not transact the type of business for which the special report must be filed, your response of NO to the specific interrogatory will be accepted in lieu of filing a "NONE" report and a bar code will be printed below. If the supplement is required of your company but is not filed for whatever reason enter SEE EXPLANATION and provide an explanation following the interrogatory questions.

	<b>RESPONSE</b>
<b>MARCH FILING</b>	
1. Will Schedule SIS (Stockholder Information Supplement) be filed with the state of domicile by March 1? .....	NO
2. Will the SVO Compliance Certification be filed by March 1? .....	YES
3. Will the Supplemental Compensation Exhibit be filed with the state of domicile by March 1? .....	YES
4. Will an actuarial opinion be filed by March 1? .....	YES
<b>APRIL FILING</b>	
5. Will Management's Discussion and Analysis be filed by April 1? .....	YES
6. Will the Supplemental Schedule of Business Written by Agency be filed by April 1? .....	YES
7. Will the Investment Risks Interrogatories be filed by April 1? .....	YES
<b>JUNE FILING</b>	
8. Will an audited financial report be filed by June 1? .....	YES

**Explanation:**

**Bar code:**



5085720024200000

**SCHEDULE A - PART 1**

Showing all Real Estate OWNED December 31 of Current Year

1 Description of Property	Location		4 Date Acquired	5 Date of Last Appraisal	6 Actual Cost	7 Amount of Encumbrances	8 Book/Adjusted Carrying Value Less Encumbrances	9 Fair Value Less Encumbrances	10 Increase (Decrease) by Adjustment	11 Increase (Decrease) by Foreign Exchange Adjustment	12 Amounts Received During Year	13 Expended for Additions, Permanent Improvements and Changes in Encumbrances During Year	14 Gross Income Earned Less Interest Incurred on Encumbrances	15 Taxes, Repairs and Expenses Incurred
	2 City	3 State												
Imperial County Office 196 Main Street	El Centro	CA	01/01/1952	03/01/2000	464,584		217,643	263,700	(7,470)				42,048	
Ventura County Office 5675 Ralston Street	Ventura	CA	01/01/1978	03/01/2000	1,086,913		699,658	1,221,210	(13,888)				91,932	
Madera County Office 441 E. Yosemite Avenue	Madera	CA	01/01/1977	03/01/2000	483,021		321,348	297,000	(12,618)			60,473	18,648	
San Joaquin County Office 4612 McGaw Street	Stockton	CA	01/01/1979	03/01/2000	1,105,390		568,842	1,203,300	(36,411)				53,424	
Snohomish County Office 3030 Hoyt Avenue	Everett	WA	01/01/1986	03/01/2000	1,002,596		442,426	878,850	(29,117)				83,220	
0299999 Properties occupied by the reporting entity - Administrative					4,142,504		2,249,917	3,864,060	(99,504)			60,473	289,272	
0399999 Total Properties occupied by the reporting entity					4,142,504		2,249,917	3,864,060	(99,504)			60,473	289,272	
9999999 Totals					4,142,504		2,249,917	3,864,060	(99,504)			60,473	289,272	

E O 1

**SCHEDULE A - PART 2**  
Showing all Real Estate ACQUIRED During the Year

1 Description of Property	Location		4 Date Acquired	5 Name of Vendor	6 Actual Cost	7 Amount of Encumbrances	8 Book/Adjusted Carrying Value Less Encumbrances	9 Expended for Additions and Permanent Improvements
	2 City	3 State						
<b>NONE</b>								

**SCHEDULE A - PART 3**

Showing all Real Estate SOLD during the Year, including Payments during the Final Year on "Sales under Contract"

1 Description of Property	Location		4 Disposal Date	5 Name of Purchaser	6 Actual Cost	7 Increase (Decrease) by Adjustment	8 Increase (Decrease) by Foreign Exchange Adjustment	9 Expended for Additions, Permanent Improvements and Changes in Encumbrances	10 Book/Adjusted Carrying Value Less Encumbrances	11 Amounts Received	12 Foreign Exchange Profit (Loss) on Sale	13 Realized Profit (Loss) on Sale	14 Total Profit (Loss) on Sale	15 Gross Income Earned Less Interest Incurred on Encumbrances	16 Taxes, Repairs and Expenses Incurred
	2 City	3 State													
Fresno County Office 2425 West Shaw Avenue	Fresno	CA	08/29/2002	US Script, Inc	2,574,104	(22,221)			2,043,333	1,776,499		(266,833)	(266,833)	79,022	
0199999 Property Sold					2,574,104	(22,221)			2,043,333	1,776,499		(266,833)	(266,833)	79,022	
9999999 Totals					2,574,104	(22,221)			2,043,333	1,776,499		(266,833)	(266,833)	79,022	

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**SCHEDULE B - PART 1**

Showing all Mortgage Loans OWNED December 31 of Current Year

1 Loan Number	Location		4 Loan Type	5 Date Acquired	6 Rate of Interest	7 Book Value/Recorded Investment Excluding Accrued Interest	8 Increase (Decrease) by Adjustment	9 Increase (Decrease) by Foreign Exchange Adjustment	10 Value of Land and Buildings	11 Date of Last Appraisal or Valuation
	2 City	3 State								
52652823	South Pasadena	California		01/29/1999	7.000	15,999			204,000	12/31/1999
0699999 Mortgages in good standing not shown on lines 0199999 through 0599999						15,999			204,000	X X X
0799999 Total Mortgages in good standing						15,999			204,000	X X X
9999999 Totals						15,999			204,000	X X X

E 0 4

General Interrogatory:

1. Mortgages in good standing \$ 0 unpaid taxes \$ 0 interest due and unpaid.
2. Restructured mortgages \$ 0 unpaid taxes \$ 0 interest due and unpaid.
3. Mortgages with overdue interest over 90 days not in process of foreclosure \$ 0 unpaid taxes \$ 0 interest due and unpaid.
4. Mortgages in process of foreclosure \$ 0 unpaid taxes \$ 0 interest due and unpaid.





### SCHEDULE BA - PART 1

Showing Other Long-Term Invested Assets OWNED December 31 of Current Year

1 Number of Units and Description	Location		4 Name of Vendor	5 Date Acquired	6 Actual Cost	7 Amount of Encumbrances	8 Book/Adjusted Carrying Value Less Encumbrances	9 Increase (Decrease) by Adjustment	10 Increase (Decrease) by Foreign Exchange Adjustment
	2 City	3 State							
428 Shares of Chicago Title Insurance Company	Chicago	Illinois	Chicago Title and Trust	12/31/1999			1,620,000		
22481 Shares of Fidelity National Title Insurance Company	Irvine	California	Fidelity National Financial Inc.	12/28/2000			2,080,000		
1299999 Subtotal - Collateral Loans							3,700,000		
9999999 Totals							3,700,000		

9 0 6

**SCHEDULE BA - PART 2**

Showing Other Long-Term Invested Assets SOLD, transferred or paid in full during the Year

1 Number of Units and Description	Location		4 Name of Purchaser or Nature of Disposition	5 Date Acquired	6 Book/Adjusted Carrying Value Less Encumbrances, Prior Year	7 Increase (Decrease) by Adjustment	8 Increase (Decrease) by Foreign Exchange Adjustment	9 Book/Adjusted Carrying Value Less Encumbrances at Disposition	10 Consideration Received	11 Foreign Exchange Profit (Loss) on Sale	12 Realized Profit (Loss) on Sale	13 Total Profit (Loss) on Sale
	2 City	3 State										
<b>NONE</b>												

E 0 7

Annual Statement for the year 2002 of the Security Union Title Insurance Company

**SCHEDULE D - PART 1**

Showing all Long-Term BONDS Owned December 31 of Current Year

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1 CUSIP Identi- fication	2 Description	3 *	Interest		6 Maturity Date	7 Option Date	8 Option Call Price	9 Book/ Adjusted Carrying Value	10 Par Value	11 Rate Used to Obtain Fair Value	12 Fair Value	13 Actual Cost	Interest		16 Increase (Decrease) by Adjustment	17 Increase (Decrease) by Foreign Exchange Adjustment	18 Amount of Interest Due and Accrued Dec. 31 Current Year, on Bonds in Default as to Principal or Interest	19 NAIC Design- nation	20 Date Acquired	21 Effective Rate of Interest
			4 Rate of	5 How Paid									14 Amount Due and Accrued Dec. 31 of Current Year on Bonds not in Default	15 Gross Amount Received During Year						
312925-TX-8	FHLMC 6% 6/27/12		6.000	JD	06/27/2012			1,018,723	1,000,000		1,018,723	1,018,810	667	30,000	(87)			1PE	12/10/2002	5.824
3133MD-7D-9	FHLB 5.25% 2/13/04		5.250	FA	02/13/2004			1,003,722	1,000,000		1,003,722	1,009,019	20,125	52,500	(3,163)			1PE	04/18/2001	4.964
3133ME-U6-6	FHLB 5.375% 5/15/06		5.375	MN	05/15/2006			307,414	300,000		307,414	308,628	2,060	8,063	(1,214)			1PE	05/23/2002	4.628
3133MJ-2A-7	FHLB 3.625% 10/15/04		3.625	AO	10/15/2004			1,019,976	1,000,000	103.44	1,034,380	1,023,870	7,653	18,125	(3,894)			1	08/22/2002	2.492
3133MM-XQ-1	FHLB 4.625% 4/15/05		4.625	AO	04/15/2005			1,042,240	1,000,000	106.06	1,060,630	1,049,010	9,764	25,309	(6,770)			1	08/14/2002	2.728
3134A4-CQ-5	FHLMC 6.375% 11/15/03		6.375	MN	11/15/2003			760,977	750,000		760,977	780,510	6,109	47,813	(12,040)			1PE	05/08/2001	4.699
31359M-NF-6	FNMA 4.75% 6/18/07		4.750	JD	06/18/2007			499,132	500,000		499,132	499,040	858	11,875	92			1PE	06/13/2002	4.851
31359M-NG-4	FNMA 3% 6/15/04		3.000	JD	06/15/2004			858,320	850,000		858,320	860,328	1,133	12,325	(2,008)			1PE	08/22/2002	2.326
3136F2-XS-2	FNMA 5% 12/19/07		5.000	JD	12/19/2007			1,027,109	1,000,000		1,027,109	1,027,270	1,667		(161)			1	12/09/2002	4.435
912795-LX-7	U.S. TREASURY BILL 2/6/03			MAT	02/06/2003			449,482	450,000	99.88	449,474	449,310			172			1	12/20/2002	1.181
912827-3Z-3	U.S. TREASURY 5.5% 02/28/2003		5.500	FA	02/28/2003			1,100,631	1,100,000	100.69	1,107,568	1,107,357	22,207	58,850	(3,783)			1	01/23/2002	5.206
912827-4K-5	U.S. TREASURY 5.375% 6/30/2003		5.375	JD	06/30/2003			608,611	600,000	102.06	612,378	623,719	89	32,250	(15,108)			1	02/11/2002	2.469
912827-5S-7	U.S. TREASURY 5.875% 11/15/2004		5.875	MN	11/15/2004			1,676,448	1,600,000	108.00	1,728,000	1,686,386	12,204	44,063	(9,938)			1	12/09/2002	3.266
912827-L8-3	U.S. TREASURY 5.75% 08/15/2003		5.750	FA	08/15/2003			201,435	200,000	102.78	205,562	205,375	4,344	11,500	(2,219)			1	03/09/2001	4.622
912827-V8-2	U.S. TREASURY 5.875% 11/15/05		5.875	MN	11/15/2005			2,010,004	2,000,000	110.91	2,218,120	2,023,086	24,802	120,144	(3,212)			1	06/25/1999	5.770
0199999	Subtotal-U.S. Governments-Issuer Obligations							13,584,224	13,350,000	X X X	13,891,509	13,671,718	113,682	472,817	(63,333)			X X X	X X X	X X X
31294K-E3-5	FHLMC POOL #E01054		6.000	MTLY	10/01/2016	01/31/2017	100.000	1,458,667	1,493,146		1,458,667	1,493,613	7,466	67,192	(34,945)			1	03/15/2002	6.635
31371K-MJ-7	FNMA POOL #254261		6.500	MTLY	03/01/2032			1,685,589	1,599,693		1,685,589	1,629,937	8,665	77,985	55,651			1	03/15/2002	5.828
31390L-2C-9	FNMA POOL #649771		6.000	MTLY	06/01/2017			1,340,845	1,318,599		1,340,845	1,341,469	6,593	39,558	(624)			1	06/06/2002	5.726
0299999	Subtotal-U.S. Governments-Single Class Mortgage-Backed/Asset-Backed Securities							4,485,101	4,411,438	X X X	4,485,101	4,465,019	22,724	184,735	20,082			X X X	X X X	X X X
0399999	Subtotal-U.S. Governments							18,069,325	17,761,438	X X X	18,376,610	18,136,737	136,406	657,552	(43,251)			X X X	X X X	X X X
341422-Q5-5	FLORIDA ST BRD ED 5.5% 6/1/08		5.500	JD	06/01/2008			655,577	600,000		655,577	660,864	2,750	16,500	(5,287)			1PE	06/04/2002	3.635
1110996	States, Territories and Possessions-Issuer Obligations - FL							655,577	600,000	X X X	655,577	660,864	2,750	16,500	(5,287)			X X X	X X X	X X X
57583P-CK-3	MASSACHUSETTS ST 5.5% 12/15/2005		5.500	JD	12/15/2005			511,744	500,000		511,744	519,120	1,222	27,500	(3,626)			1PE	11/16/2000	4.694
1122996	States, Territories and Possessions-Issuer Obligations - MA							511,744	500,000	X X X	511,744	519,120	1,222	27,500	(3,626)			X X X	X X X	X X X
591850-3D-2	METRO COUNCIL MN 5.25% 12/01/09		5.250	JD	12/01/2009			653,190	600,000		653,190	657,018	2,625	15,750	(3,828)			1PE	06/04/2002	3.817
604128-L8-9	Minnesota State GO		5.000	MN	11/01/2008			520,638	500,000		520,638	531,345	4,167	25,000	(3,062)			1PE	04/15/1999	4.239
1124996	States, Territories and Possessions-Issuer Obligations - MN							1,173,828	1,100,000	X X X	1,173,828	1,188,363	6,792	40,750	(6,890)			X X X	X X X	X X X
646039-EX-1	NEW JERSEY ST GO 5% 7/15/07		5.000	JJ	07/15/2007			549,326	500,000	111.04	555,200	550,635	3,194		(1,309)			1	11/07/2002	2.695
1131996	States, Territories and Possessions-Issuer Obligations - NJ							549,326	500,000	X X X	555,200	550,635	3,194		(1,309)			X X X	X X X	X X X

**SCHEDULE D - PART 1**

Showing all Long-Term BONDS Owned December 31 of Current Year

1 CUSIP Identi- fication	2 Description	3 *	Interest		6 Maturity Date	7 Option Date	8 Option Call Price	9 Book/ Adjusted Carrying Value	10 Par Value	11 Rate Used to Obtain Fair Value	12 Fair Value	13 Actual Cost	Interest		16 Increase (Decrease) by Adjustment	17 Increase (Decrease) by Foreign Exchange Adjustment	18 Amount of Interest Due and Accrued Dec. 31 Current Year, on Bonds in Default as to Principal or Interest	19 NAIC Design- nation	20 Date Acquired	21 Effective Rate of Interest	
			4 Rate of	5 How Paid									14 Amount Due and Accrued Dec. 31 of Current Year on Bonds not in Default	15 Gross Amount Received During Year							
88275V-AM-6	TEXAS ST PUB FIN AUTH 6% 10/1/08		6.000	AO	10/01/2008			1,151,235	1,000,000		1,151,235	1,154,360	15,000		(3,125)			1PE	11/14/2002	3.132	
1144996	States, Territories and Possessions-Issuer Obligations - TX							1,151,235	1,000,000	X X X	1,151,235	1,154,360	15,000		(3,125)			X X X	X X X	X X X	
93974A-HS-6	WASHINGTON ST 5.25% 7/1/10		5.250	JJ	07/01/2010			615,442	575,000		615,442	618,562	15,094		15,094	(3,120)		1PE	04/24/2002	4.192	
93974A-QN-7	WASHINGTON ST 5% 9/1/09		5.000	MS	09/01/2009			749,002	685,000		749,002	749,643	2,569		(642)			1PE	11/21/2002	3.450	
1148996	States, Territories and Possessions-Issuer Obligations - WA							1,364,444	1,260,000	X X X	1,364,444	1,368,205	17,663		15,094	(3,762)			X X X	X X X	X X X
977056-H4-5	WISCONSIN ST 5% 5/1/11		5.000	MN	05/01/2011			440,981	420,000		440,981	442,399	3,500		21,000	(1,417)		1PE	04/24/2002	4.327	
1150996	States, Territories and Possessions-Issuer Obligations - WI							440,981	420,000	X X X	440,981	442,399	3,500		21,000	(1,417)			X X X	X X X	X X X
1199999	Subtotal-States, Territories and Possessions-Issuer Obligations							5,847,135	5,380,000	X X X	5,853,009	5,883,946	50,121		120,844	(25,416)			X X X	X X X	X X X
1799999	Subtotal-States, Territories and Possessions							5,847,135	5,380,000	X X X	5,853,009	5,883,946	50,121		120,844	(25,416)			X X X	X X X	X X X
213183-YG-5	Cook County Illinois GO		6.000	MN	11/15/2004			510,171	500,000		510,171	537,085	3,833		30,000	(5,067)		1PE	01/08/1997	4.910	
1814996	Political Sub. of States, Terr. and Poss.-Issuer Obligations - IL							510,171	500,000	X X X	510,171	537,085	3,833		30,000	(5,067)			X X X	X X X	X X X
515300-KN-0	LANE CNTY OR SD 5% 7/1/09		5.000	JJ	07/01/2009			640,708	600,000		640,708	643,854	15,000		11,333	(3,146)		1Z	06/04/2002	3.848	
1838996	Political Sub. of States, Terr. and Poss.-Issuer Obligations - OR							640,708	600,000	X X X	640,708	643,854	15,000		11,333	(3,146)			X X X	X X X	X X X
586145-KK-9	MEMPHIS TN 5% 11/01/05		5.000	MN	11/01/2005			635,478	600,000		635,478	642,336	5,000		12,500	(6,858)		1PE	06/04/2002	2.834	
1843996	Political Sub. of States, Terr. and Poss.-Issuer Obligations - TN							635,478	600,000	X X X	635,478	642,336	5,000		12,500	(6,858)			X X X	X X X	X X X
442402-V8-3	HOUSTON TX SD 5% 07/15/2004		5.000	JJ	07/15/2004			201,052	200,000		201,052	202,334	4,611		10,000	(645)		1PE	12/18/2000	4.696	
727193-5E-0	PLANO TX INDPT SCHOOL 5% 2/15/05		5.000	FA	02/15/2005			876,244	855,000		876,244	892,953	16,150		42,750	(9,437)		1PE	02/07/2001	3.807	
1844996	Political Sub. of States, Terr. and Poss.-Issuer Obligations - TX							1,077,296	1,055,000	X X X	1,077,296	1,095,287	20,761		52,750	(10,082)			X X X	X X X	X X X
682471-BZ-9	Oneida County Wisconsin GO		4.650	MS	09/01/2005			1,008,731	1,000,000		1,008,731	1,022,210	15,500		46,500	(3,026)		1PE	02/17/1998	4.346	
1850996	Political Sub. of States, Terr. and Poss.-Issuer Obligations - WI							1,008,731	1,000,000	X X X	1,008,731	1,022,210	15,500		46,500	(3,026)			X X X	X X X	X X X
1899999	Subtotal-Political Sub. of States, Terr. and Poss.-Issuer Obligations							3,872,384	3,755,000	X X X	3,872,384	3,940,772	60,094		153,083	(28,179)			X X X	X X X	X X X
2499999	Subtotal-Political Sub. of States, Terr. and Poss.							3,872,384	3,755,000	X X X	3,872,384	3,940,772	60,094		153,083	(28,179)			X X X	X X X	X X X
485424-HM-0	KANSAS ST DEPT TRANSN 5% 9/1/05		5.000	MS	09/01/2005			539,700	500,000		539,700	542,435	4,722			(2,735)		1PE	10/09/2002	1.941	

**SCHEDULE D - PART 1**

Showing all Long-Term BONDS Owned December 31 of Current Year

1 CUSIP Identi- fication	2 Description	3 *	Interest		6 Maturity Date	7 Option Date	8 Option Call Price	9 Book/ Adjusted Carrying Value	10 Par Value	11 Rate Used to Obtain Fair Value	12 Fair Value	13 Actual Cost	Interest		16 Increase (Decrease) by Adjustment	17 Increase (Decrease) by Foreign Exchange Adjustment	18 Amount of Interest Due and Accrued Dec. 31 Current Year, on Bonds in Default as to Principal or Interest	19 NAIC Design- ation	20 Date Acquired	21 Effective Rate of Interest
			4 Rate of	5 How Paid									14 Amount Due and Accrued Dec. 31 of Current Year on Bonds not in Default	15 Gross Amount Received During Year						
2517996	Special Revenue-Issuer Obligations - KS							539,700	500,000	X X X	539,700	542,435	4,722		(2,735)			X X X	X X X	X X X
57585K-PG-7	MASSACHUSETTS ST HLTH FLOATER		1.470	MTLY	06/01/2035			750,000	750,000		750,000	750,000	919	12,118				1PE	05/03/2001	1.493
2522996	Special Revenue-Issuer Obligations - MA							750,000	750,000	X X X	750,000	750,000	919	12,118				X X X	X X X	X X X
59455R-A2-2	MICHIGAN MUN BD AUTH 5% 10/01/06		5.000	AO	10/01/2006			477,015	440,000		477,015	480,700	5,500	3,667	(3,685)			1PE	08/09/2002	2.647
2523996	Special Revenue-Issuer Obligations - MI							477,015	440,000	X X X	477,015	480,700	5,500	3,667	(3,685)			X X X	X X X	X X X
604114-KF-4	MINNESOTA PWR 5.5% 3/1/05		5.500	MS	03/01/2005			1,017,310	1,000,000		1,017,310	1,034,750	18,333	55,000	(7,421)			1PE	07/12/2000	4.705
2524996	Special Revenue-Issuer Obligations - MN							1,017,310	1,000,000	X X X	1,017,310	1,034,750	18,333	55,000	(7,421)			X X X	X X X	X X X
647357-CW-0	NEW MEXICO ST HWY COMMN 5% 6/15/06		5.000	JD	06/15/2006			1,036,178	1,000,000		1,036,178	1,053,010	2,222	50,000	(9,605)			1PE	03/21/2001	3.909
2532996	Special Revenue-Issuer Obligations - NM							1,036,178	1,000,000	X X X	1,036,178	1,053,010	2,222	50,000	(9,605)			X X X	X X X	X X X
67755A-VZ-3	Ohio State Bldg Auth St Rev Bond		5.125	AO	10/01/2005			1,019,872	1,000,000		1,019,872	1,049,940	12,813	51,250	(6,659)			1PE	01/29/1998	4.398
2536996	Special Revenue-Issuer Obligations - OH							1,019,872	1,000,000	X X X	1,019,872	1,049,940	12,813	51,250	(6,659)			X X X	X X X	X X X
052414-BU-2	AUSTIN TX ELEC UTIL 4% 11/15/03		4.000	MN	11/15/2003			509,271	500,000		509,271	513,995	2,556	6,667	(4,724)			1PE	07/19/2002	1.857
235416-NV-2	Dallas Texas Waterwork & Sewer		4.250	AO	10/01/2006			501,189	500,000		501,189	502,285	5,313	21,250	(287)			1PE	11/20/1998	4.225
2544996	Special Revenue-Issuer Obligations - TX							1,010,460	1,000,000	X X X	1,010,460	1,016,280	7,869	27,917	(5,011)			X X X	X X X	X X X
927790-AV-7	VIRGINIA COMWLTH TRANS 4% 10/1/04		4.000	AO	10/01/2004			519,664	500,000		519,664	522,205	5,222		(2,541)			1PE	10/08/2002	1.717
2547996	Special Revenue-Issuer Obligations - VA							519,664	500,000	X X X	519,664	522,205	5,222		(2,541)			X X X	X X X	X X X
745181-BQ-9	Puerto Rico Comm Hwy & Ref Ser X		5.100	JJ	07/01/2003			500,000	500,000		500,000	500,000	12,750	25,500				2PE	05/26/1995	5.165
2554996	Special Revenue-Issuer Obligations - PR							500,000	500,000	X X X	500,000	500,000	12,750	25,500				X X X	X X X	X X X
2599999	Subtotal-Special Revenue-Issuer Obligations							6,870,199	6,690,000	X X X	6,870,199	6,949,320	70,350	225,452	(37,657)			X X X	X X X	X X X
3199999	Subtotal-Special Revenue							6,870,199	6,690,000	X X X	6,870,199	6,949,320	70,350	225,452	(37,657)			X X X	X X X	X X X
06406H-AS-8	BANK OF NY INC 3.9% 9/1/07		3.900	MS	09/01/2007			398,546	400,000		398,546	398,448	5,417		98			1PE	08/21/2002	4.026
126304-AJ-3	CSC Holdings Inc.		7.250	JJ	07/15/2008			232,813	250,000	93.12	232,813	248,160	8,358	18,125	(14,793)			4	05/20/1999	7.498
302289-AQ-6	EXXON CAPITAL CORP 6% 7/1/05		6.000	JJ	07/01/2005			521,900	500,000		521,900	528,725	15,000	15,000	(6,825)			1PE	03/01/2002	4.181

**SCHEDULE D - PART 1**

Showing all Long-Term BONDS Owned December 31 of Current Year

1 CUSIP Identi- fication	2 Description	3 *	Interest		6 Maturity Date	7 Option Date	8 Option Call Price	9 Book/ Adjusted Carrying Value	10 Par Value	11 Rate Used to Obtain Fair Value	12 Fair Value	13 Actual Cost	Interest		16 Increase (Decrease) by Adjustment	17 Increase (Decrease) by Foreign Exchange Adjustment	18 Amount of Interest Due and Accrued Dec. 31 Current Year, on Bonds in Default as to Principal or Interest	19 NAIC Desig- nation	20 Date Acquired	21 Effective Rate of Interest	
			4 Rate of	5 How Paid									14 Amount Due and Accrued Dec. 31 of Current Year on Bonds not in Default	15 Gross Amount Received During Year							
31925E-AB-2	FIRST BANK MINN 6% 10/15/03		6.000	AO	10/15/2003			250,785	250,000		250,785	252,445	3,167	15,000	(945)				1PE	03/12/2001	5.666
370334-AR-5	GENERAL MILLS INC 5.125% 2/15/07		5.125	FA	02/15/2007			299,077	300,000		299,077	298,908	5,808	7,431	169				2PE	02/13/2002	5.277
370425-RS-1	GENERAL MTRS ACC CORP 7.5% 7/15/05		7.500	JJ	07/15/2005			513,739	500,000	105.31	526,545	522,225	17,292	37,500	(4,843)				2	03/12/2001	6.412
532449-AA-3	Lilly Del Mar Inc 144A Priv Plcmnt		7.717	FA	08/01/2029			508,368	500,000		508,368	508,520	16,077	38,585	(99)				1PE	06/08/2001	7.715
629527-AS-1	Nabisco Inc.		6.850	JD	06/15/2005			507,469	500,000	110.81	554,035	518,030	1,522	34,250	(2,735)				1	09/24/1998	6.281
713411-AA-4	Pepsi Bottlings Hldings Inc 144A		5.375	FA	02/17/2004			489,728	500,000		489,728	468,475	10,003	26,875	8,425				1PE	04/25/2000	7.436
87612E-AD-8	TARGET CORP 5.50% 04/01/2007		5.500	AO	04/01/2007			504,438	500,000	107.97	539,840	505,445	6,875	27,500	(909)				1	11/21/2001	5.334
931142-BN-2	WAL MART STORES INC 5.45% 8/1/06		5.450	FA	08/01/2006			541,246	500,000	109.28	546,415	543,875	11,354		(2,629)				1	10/04/2002	3.027
94975C-AK-3	WELLS FARGO FIN'L 4.875% 6/12/07		4.875	JD	06/12/2007			521,444	500,000		521,444	522,780	1,286	12,188	(1,336)				1PE	09/12/2002	3.854
U31374-AB-4	Federal Realty Investment Tr Sen D		5.250	AO	10/28/2003			250,000	250,000		250,000	234,063	2,297	13,125					2	03/23/1998	5.319
3999999	Subtotal-Industrial and Misc.-Issuer Obligations							5,539,553	5,450,000	X X X	5,639,496	5,550,099	104,456	245,579	(26,422)				X X X	X X X	X X X
4599999	Subtotal-Industrial and Miscellaneous (Unaffiliated)							5,539,553	5,450,000	X X X	5,639,496	5,550,099	104,456	245,579	(26,422)				X X X	X X X	X X X
5499999	Total Bonds-Issuer Obligations							35,713,495	34,625,000	X X X	36,126,597	35,995,855	398,703	1,217,775	(181,007)				X X X	X X X	X X X
5599999	Total Bonds-Single Class Mortgage-Backed/Asset-Backed Securities							4,485,101	4,411,438	X X X	4,485,101	4,465,019	22,724	184,735	20,082				X X X	X X X	X X X
6099999	Totals							40,198,596	39,036,438	X X X	40,611,698	40,460,874	421,427	1,402,510	(160,925)				X X X	X X X	X X X

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**SCHEDULE D - PART 2 - SECTION 1**

Showing all PREFERRED STOCKS Owned December 31 of Current Year

1 CUSIP Identifi- cation	2 Description	3 Number of Shares	4 Par Value Per Share	5 Rate Per Share	6 Book/Adjusted Carrying Value	7 Rate Per Share Used to Obtain Fair Value	8 Fair Value	9 Actual Cost	Dividends		12 Increase (Decrease) by Adjustment	13 Increase (Decrease) by Foreign Exchange Adjustment	14 NAIC Design- ation	15 Date Acquired
									10 Declared but Unpaid	11 Amount Received During Year				
842400-77-2	SOUTHERN CA EDISON PFD	2,500,000	100.00	84.875	212,188	84.875	212,188	244,688		30,250	20,313		RP4U	07/12/2000
6199999	Subtotal - Preferred Stock - Public Utilities			XXX	212,188	XXX	212,188	244,688		30,250	20,313		XXX	XXX
46625H-85-2	JP MORGAN CHASE PFD 4.96%	5,000,000	50.00	50.125	250,625	50.125	250,625	248,850		12,400	7,500		P1L	02/01/2001
6299999	Subtotal - Preferred Stock - Banks, Trust and Insurance Companies			XXX	250,625	XXX	250,625	248,850		12,400	7,500		XXX	XXX
6599999	Total Preferred Stocks				462,813	XXX	462,813	493,538		42,650	27,813		XXX	XXX

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**SCHEDULE D - PART 2 - SECTION 2**

Showing all COMMON STOCKS Owned December 31 of Current Year

1 CUSIP Identifi- cation	2 Description	3 Number of Shares	4 Book/Adjusted Carrying Value	5 Rate per Share Used to Obtain Fair Value	6 Fair Value	7 Actual Cost	Dividends		10 Increase (Decrease) by Adjustment	11 Increase (Decrease) by Foreign Exchange Adjustment	12 NAIC Desig- nation (a)	13 Date Acquired
							8 Declared but Unpaid	9 Amount Received During Year				
03060R-10-1	AMERICREDIT CORP	25,000.000	193,500	7.740	193,500	205,685			(12,185)		L	11/06/2002
20030N-10-1	COMCAST CORP NEW	1,000									L	12/10/2002
367626-10-8	GATEWAY INC	25,000.000	78,500	3.140	78,500	88,923			(10,423)		L	11/22/2002
530129-10-5	LIBERATE TECHNOLOGIES INC	60,800.000	86,944	1.430	86,944	79,350			7,594		L	11/22/2002
548661-10-7	LOWES COS INC	7,600.000	285,000	37.500	285,000	304,533			(19,533)		L	11/26/2002
64352D-10-1	NEW CENTURY FINANCIAL CORP	7,500.000	190,425	25.390	190,425	199,702			(9,277)		L	07/11/2002
830879-10-2	SKYWEST INC	10,000.000	130,700	13.070	130,700	143,031			(12,331)		L	11/20/2002
866810-10-4	SUN MICROSYSTEMS INC	100,000.000	311,000	3.110	311,000	666,725			(355,725)		L	11/14/2002
89916*-10-6	Tulare Industrial Site Dev Fndtn	50.000	43,067	861.340	43,067	5,000		500	579		A	01/01/1990
94975H-44-5	WELLS FARGO INVESTMENT CASH MMF	3,371,790.520	3,371,791	1.000	3,371,791	3,371,791					L	12/31/2002
6899999	Subtotal - Industrial and Miscellaneous		4,690,927	X X X	4,690,927	5,064,740		500	(411,301)		X X X	X X X
00181E-10-0	ANFI INC	52,800.000	778,800	14.750	778,800	598,850			179,950		L	12/27/2002
16821#-10-9	Chicago Title Ins Co Of Oregon	1,000.000	10,126,255	10,126.250	10,126,255	2,973,339			1,054,157		A	04/06/1977
23520#-10-9	Dallas Seven Index Inc.	20.000				1,000					A	01/01/1990
316326-10-7	FIDELITY NATIONAL FINANCIAL INC	70,000.000	2,298,100	32.830	2,298,100	2,314,998			(16,898)		L	12/31/2002
51466#-10-6	Land Title Co Of Kitsap County	28,330.000	1,849,777	65.290	1,849,777	352,840		113,320	(151,407)		A	01/31/1999
88845*-10-4	TITLE REINSURANCE COMPANY	55.000	1,106,091	20,110.740	1,106,091	550,000			33,388		U	01/25/1988
30272*-10-8	FNF Title Reinsurance Co.	100,000.000									A	05/24/2002
88846@-10-1	Title-Tax Inc.	100.000	6,230,505	62,305.050	6,230,505	306,729			4,252,519		A	01/28/1980
6999999	Subtotal - Parent, Subsidiaries and Affiliates		22,389,528	X X X	22,389,528	7,097,756		113,320	5,351,709		X X X	X X X
7099999	Total Common Stocks		27,080,455	X X X	27,080,455	12,162,496		113,820	4,940,408		X X X	X X X
7199999	Total Preferred and Common Stock		27,543,268	X X X	27,543,268	12,656,034		156,470	4,968,221		X X X	X X X

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(a) For all common stocks bearing the NAIC designation "U" provide: the number of such issues 1, the total \$ value (included in Column 6) of all such issues \$ 1,106,091.



**SCHEDULE D - PART 3**

Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1 CUSIP Identification	2 Description	3 Date Acquired	4 Name of Vendor	5 Number of Shares of Stock	6 Actual Cost	7 Par Value	8 Paid for Accrued Interest and Dividends
312925-TX-8	FHLMC 6% 6/27/12	12/10/2002	MORGAN STANLEY		1,018,810	1,000,000.00	27,667
31294K-E3-5	FHLMC POOL #E01054	03/15/2002	BEAR STEARNS		1,911,818	1,911,221.20	5,734
3133ME-U6-6	FHLB 5.375% 5/15/06	05/23/2002	Spear Leeds		308,628	300,000.00	403
3133MJ-2A-7	FHLB 3.625% 10/15/04	08/22/2002	SALOMON SMITH BARNEY		1,023,870	1,000,000.00	12,889
3133MM-XQ-1	FHLB 4.625% 4/15/05	08/14/2002	MORGAN STANLEY		1,049,010	1,000,000.00	17,601
31359M-NF-6	FNMA 4.75% 6/18/07	06/13/2002	SALOMON SMITH BARNEY		499,040	500,000.00	
31359M-NG-4	FNMA 3% 6/15/04	08/22/2002	First Clearing Corp		860,328	850,000.00	4,392
3136F2-XS-2	FNMA 5% 12/19/07	12/09/2002	DAIN RAUSCHER		1,027,270	1,000,000.00	
31371K-MJ-7	FNMA POOL #254261	03/15/2002	MERRILL LYNCH		2,037,813	2,000,000.00	6,861
31390L-2C-9	FNMA POOL #649771	06/06/2002	MERRILL LYNCH		1,403,934	1,380,000.00	3,910
912795-LX-7	U.S. TREASURY BILL 2/6/03	12/20/2002	DEUTSCH		449,310	450,000.00	
912827-3Z-3	U.S. TREASURY 5.5% 02/28/2003	01/23/2002	DEUTSCH		258,984	250,000.00	5,546
912827-4K-5	U.S. TREASURY 5.375% 6/30/2003	02/11/2002	DEUTSCH		2,598,828	2,500,000.00	16,333
912827-5S-7	U.S. TREASURY 5.875% 11/15/2004	12/09/2002	VARIOUS		2,208,652	2,100,000.00	23,857
0399999	Subtotal - Bonds - U. S. Government			X X X	16,656,295	16,241,221.20	125,193
341422-Q5-5	FLORIDA ST BRD ED 5.5% 6/1/08	06/04/2002	DAIN RAUSCHER		660,864	600,000.00	550
1710996	Bonds - States, Territories and Possessions - FL			X X X	660,864	600,000.00	550
591850-3D-2	METRO COUNCIL MN 5.25% 12/01/09	06/04/2002	William Blair		657,018	600,000.00	525
1724996	Bonds - States, Territories and Possessions - MN			X X X	657,018	600,000.00	525
646039-EX-1	NEW JERSEY ST GO 5% 7/15/07	11/07/2002	LEHMAN SECURITIES		550,635	500,000.00	347
1731996	Bonds - States, Territories and Possessions - NJ			X X X	550,635	500,000.00	347
88275V-AM-6	TEXAS ST PUB FIN AUTH 6% 10/1/08	11/14/2002	FIDELITY CAPITAL MKTS		1,154,360	1,000,000.00	8,167
1744996	Bonds - States, Territories and Possessions - TX			X X X	1,154,360	1,000,000.00	8,167
93974A-HS-6	WASHINGTON ST 5.25% 7/1/10	04/24/2002	Prudential Bache		618,562	575,000.00	9,895
93974A-QN-7	WASHINGTON ST 5% 9/1/09	11/21/2002	LEHMAN SECURITIES		749,643	685,000.00	
1748996	Bonds - States, Territories and Possessions - WA			X X X	1,368,205	1,260,000.00	9,895
977056-H4-5	WISCONSIN ST 5% 5/1/11	04/24/2002	PAINE WEBBER		442,399	420,000.00	10,383
1750996	Bonds - States, Territories and Possessions - WI			X X X	442,399	420,000.00	10,383
1799999	Subtotal - Bonds - States, Territories and Possessions			X X X	4,833,481	4,380,000.00	29,867

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**SCHEDULE D - PART 3**

Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1 CUSIP Identification	2 Description	3 Date Acquired	4 Name of Vendor	5 Number of Shares of Stock	6 Actual Cost	7 Par Value	8 Paid for Accrued Interest and Dividends
515300-KN-0	LANE CNTY OR SD 5% 7/1/09	06/04/2002	DAIN RAUSCHER		643,854	600,000.00	9,333
2438996	Bonds - Political Subdivisions of States - OR			X X X	643,854	600,000.00	9,333
586145-KK-9	MEMPHIS TN 5% 11/01/05	06/04/2002	DAIN RAUSCHER		642,336	600,000.00	1,417
2443996	Bonds - Political Subdivisions of States - TN			X X X	642,336	600,000.00	1,417
2499999	Subtotal - Bonds - Political Subdivisions of States			X X X	1,286,190	1,200,000.00	10,750
485424-HM-0	KANSAS ST DEPT TRANSN 5% 9/1/05	10/09/2002	SALOMON SMITH BARNEY		542,435	500,000.00	
3117996	Bonds - Special Revenue and Special Assessment Obligations - KS			X X X	542,435	500,000.00	
59455R-A2-2	MICHIGAN MUN BD AUTH 5% 10/01/06	08/09/2002	JP MORGAN		480,700	440,000.00	1,283
3123996	Bonds - Special Revenue and Special Assessment Obligations - MI			X X X	480,700	440,000.00	1,283
052414-BU-2	AUSTIN TX ELEC UTIL 4% 11/15/03	07/19/2002	LEHMAN SECURITIES		513,995	500,000.00	1,944
3144996	Bonds - Special Revenue and Special Assessment Obligations - TX			X X X	513,995	500,000.00	1,944
927790-AV-7	VIRGINIA COMWLTH TRANS 4% 10/1/04	10/08/2002	MERRILL LYNCH		522,205	500,000.00	778
3147996	Bonds - Special Revenue and Special Assessment Obligations - VA			X X X	522,205	500,000.00	778
3199999	Subtotal - Bonds - Special Revenue and Special Assessment Obligations			X X X	2,059,335	1,940,000.00	4,005
06406H-AS-8	BANK OF NY INC 3.9% 9/1/07	08/21/2002	BNY CAPITAL MKTS		398,448	400,000.00	
302289-AQ-6	EXXON CAPITAL CORP 6% 7/1/05	03/01/2002	Chase Securities		528,725	500,000.00	5,417
370334-AR-5	GENERAL MILLS INC 5.125% 2/15/07	02/13/2002	DEUTSCH		298,908	300,000.00	
931142-BN-2	WAL MART STORES INC 5.45% 8/1/06	10/04/2002	McDonald & Company		543,875	500,000.00	5,147
94975C-AK-3	WELLS FARGO FIN'L 4.875% 6/12/07	09/12/2002	First Boston Corporation		522,780	500,000.00	6,432
4599999	Subtotal - Bonds - Industrial and Miscellaneous			X X X	2,292,736	2,200,000.00	16,996
6099997	Subtotal - Bonds - Part 3			X X X	27,128,037	25,961,221.20	186,811
6099998	Subtotal - Bonds - Summary for Columns 7, 8 and 17 of Part 5			X X X	5,874,476	5,799,999.98	19,797
6099999	Subtotal - Bonds			X X X	33,002,513	31,761,221.18	206,608
03060R-10-1	AMERICREDIT CORP	11/06/2002	INSTINET	25,000.000	205,685		
20030N-10-1	COMCAST CORP NEW	12/10/2002	Disolved	1,000			
367626-10-8	GATEWAY INC	11/22/2002	INSTINET	25,000.000	88,923		

**SCHEDULE D - PART 3**

Showing all Long-Term Bonds and Stocks ACQUIRED During Current Year

1 CUSIP Identification	2 Description	3 Date Acquired	4 Name of Vendor	5 Number of Shares of Stock	6 Actual Cost	7 Par Value	8 Paid for Accrued Interest and Dividends
530129-10-5	LIBERATE TECHNOLOGIES INC	11/22/2002	INSTINET	60,800.000	79,350		
548661-10-7	LOWES COS INC	11/26/2002	STARR SECURITIES	8,800.000	352,617		
64352D-10-1	NEW CENTURY FINANCIAL CORP	07/11/2002	INSTINET	25,000.000	665,673		
830879-10-2	SKYWEST INC	11/20/2002	INSTINET	10,000.000	143,031		
866810-10-4	SUN MICROSYSTEMS INC	11/14/2002	INSTINET	100,000.000	666,725		
94975H-44-5	WELLS FARGO INVESTMENT CASH MMF	12/31/2002	BNY Western Trust	4,556,868.380	4,556,868		
6899999	Subtotal - Common Stock - Industrial and Miscellaneous			X X X	6,758,872	X X X	
00181E-10-0	ANFI INC	12/27/2002	NAME CHANGE	52,800.000	598,850		
316326-10-7	FIDELITY NATIONAL FINANCIAL INC	12/31/2002	MORGAN STANLEY	70,000.000	2,314,998		
30272*-10-8	FNF Title Reinsurance Company	05/24/2002	FNF Title Reinsurance Company	100,000.000			
6999999	Subtotal - Common Stock - Parent, Subsidiaries and Affiliates			X X X	2,913,848	X X X	
7099997	Subtotal - Common Stock - Part 3			X X X	9,672,720	X X X	
7099998	Subtotal - Common Stock - Summary for Columns 8 and 17 of Part 5			X X X	95,886,199	X X X	
7099999	Subtotal - Common Stock			X X X	105,558,919	X X X	
7199999	Subtotal - Preferred Stock and Common Stock			X X X	105,558,919	X X X	
7299999	Total Bonds, Preferred Stock and Common Stock			X X X	138,561,432	X X X	206,608

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**SCHEDULE D - PART 4**

Showing all Long-Term Bonds and Stocks SOLD, REDEEMED or Otherwise DISPOSED OF During Current Year

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CUSIP Identification	Description	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consideration	Par Value	Actual Cost	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest on Bonds Received During Year	Dividends on Stocks Received During Year
31294K-E3-5	FHLMC POOL #E01054	12/15/2002	PRINCIPAL RECEIPT		418,075	418,075.20	418,206	418,075	(131)						13,619
3133M9-FE-7	FHLB 6.0% 8/15/2002	01/31/2002	FUJI		408,636	400,000.00	408,916	403,841	(590)			4,795	4,795	11,267	
3133ME-HL-8	FHLB 4.875% 4/16/2004	08/22/2002	Spear Leeds		1,042,700	1,000,000.00	1,004,085	1,002,454	(904)			40,246	40,246	41,573	
31359M-EG-4	FNMA 4.75% 11/14/03	08/22/2002	SALOMON SMITH BARNEY		878,501	850,000.00	854,284	852,252	(1,122)			26,248	26,248	31,178	
31371K-MJ-7	FNMA POOL #254261	12/25/2002	PRINCIPAL RECEIPT		400,307	400,306.88	407,875	400,307	(7,568)					14,164	
31390L-2C-9	FNMA POOL #649771	12/25/2002	PRINCIPAL RECEIPT		61,401	61,400.54	62,465	61,401	(1,065)					1,265	
912827-3Z-3	U.S. TREASURY 5.5% 02/28/2003	02/28/2002	MERRILL LYNCH		258,154	250,000.00	258,418	257,673	(757)			481	481	6,912	
912827-4K-5	U.S. TREASURY 5.375% 6/30/2003	12/09/2002	VARIOUS		1,959,371	1,900,000.00	1,975,109	1,956,433	(18,677)			2,938	2,938	47,589	
912827-5S-7	U.S. TREASURY 5.875% 11/15/2004	09/24/2002	VARIOUS		2,111,300	2,000,000.00	2,083,086	2,068,180	(5,781)			43,120	43,120	36,110	
912827-L8-3	U.S. TREASURY 5.75% 08/15/2003	11/29/2002	SALOMON SMITH BARNEY		103,012	100,000.00	102,688	100,819	(1,007)			2,192	2,192	7,484	
0399999	Subtotal - Bonds - U.S. Governments				7,641,457	7,379,782.62	7,575,132	7,521,435	(37,602)			120,020	120,020	211,161	X X X
180846-V2-0	Clark County Nevada	03/19/2002	LOOP CAPITAL		542,050	500,000.00	527,965	518,416	(1,242)			23,634	23,634	9,558	
1729996	Bonds - States, Territories and Possessions - NV				542,050	500,000.00	527,965	518,416	(1,242)			23,634	23,634	9,558	X X X
917542-HS-4	Utah State GO	09/30/2002	Banc of America Securitie		556,760	500,000.00	535,075	520,082	(2,817)			36,679	36,679	31,389	
1745996	Bonds - States, Territories and Possessions - UT				556,760	500,000.00	535,075	520,082	(2,817)			36,679	36,679	31,389	X X X
977056-RG-7	Wisconsin State GO	09/30/2002	SALOMON SMITH BARNEY		1,448,798	1,300,000.00	1,368,160	1,341,842	(5,423)			106,956	106,956	59,944	
1750996	Bonds - States, Territories and Possessions - WI				1,448,798	1,300,000.00	1,368,160	1,341,842	(5,423)			106,956	106,956	59,944	X X X
1799999	Subtotal - Bonds - States, Territories and Possessions				2,547,608	2,300,000.00	2,431,200	2,380,340	(9,482)			167,269	167,269	100,891	X X X
718814-CS-3	Phoenix Arizona GO	09/30/2002	Banc of America Securitie		1,335,252	1,200,000.00	1,288,092	1,245,806	(8,283)			89,446	89,446	79,853	
2403996	Bonds - Political Subdivisions of States - AZ				1,335,252	1,200,000.00	1,288,092	1,245,806	(8,283)			89,446	89,446	79,853	X X X
349514-ST-2	FORT WORTH TX WTR 5.5% 02/15/2004	02/08/2002	FIDELITY CAPITAL MKTS		1,059,610	1,000,000.00	1,026,670	1,017,135	(837)			42,475	42,475	27,194	
2444996	Bonds - Political Subdivisions of States - TX				1,059,610	1,000,000.00	1,026,670	1,017,135	(837)			42,475	42,475	27,194	X X X
2499999	Subtotal - Bonds - Political Subdivisions of States				2,394,862	2,200,000.00	2,314,762	2,262,941	(9,120)			131,921	131,921	107,047	X X X
796253-HF-2	San Antonio Texas Electric & Gas	09/30/2002	First Albany		553,315	500,000.00	523,540	514,765	(1,807)			38,550	38,550	29,306	
3144996	Bonds - Special Revenue and Special Assessment - TX				553,315	500,000.00	523,540	514,765	(1,807)			38,550	38,550	29,306	X X X
3199999	Subtotal - Bonds - Special Revenue and Special Assessment				553,315	500,000.00	523,540	514,765	(1,807)			38,550	38,550	29,306	X X X

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**SCHEDULE D - PART 4**

Showing all Long-Term Bonds and Stocks SOLD, REDEEMED or Otherwise DISPOSED OF During Current Year

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CUSIP Identification	Description	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consideration	Par Value	Actual Cost	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest on Bonds Received During Year	Dividends on Stocks Received During Year
044204-AC-9	Ashland Inc. 144A Senior Note	08/01/2002	Banc of America Securitie		421,184	400,000.00	396,600	397,694	197			23,490	23,490	25,838	
110122-AF-5	BRISTOL MYERS SQUIBB 4.75% 10/1/06	12/17/2002	BEAR STEARNS		519,895	500,000.00	498,675	498,969	231			20,926	20,926	29,160	
168894-AA-1	Chilgener S.A. Yankee Note	08/06/2002	Ubs Warburg		290,000	500,000.00	477,245	488,564	1,713			(198,564)	(198,564)	38,417	
23334Q-AA-9	DVI Receivables Corp. Ser 1997-2A	04/30/2002	VARIOUS		56,802	56,802.23	56,793	56,803				(1)	(1)	1,239	
26882P-AA-0	ERAC USA Finance Company	07/26/2002	GOLDMAN SACHS		521,295	500,000.00	513,650	504,104	(1,366)			17,191	17,191	31,854	
482584-AL-3	K Mart Corporation	03/12/2002	VARIOUS		177,563	400,000.00	417,600	411,742	90,058			(234,179)	(234,179)		
527288-AK-0	Leucadia Natl Corp Sr Sub Note	07/30/2002	Jeffries & Co		510,000	500,000.00	513,135	507,120	(820)			2,880	2,880	31,391	
637432-CQ-6	NATIONAL RURAL UTIL 6% 5/15/06	08/21/2002	LEHMAN SECURITIES		520,295	500,000.00	503,965	503,099	(466)			17,196	17,196	23,417	
653522-DH-2	Niagara Mohawk Power Sr Note	08/01/2002	Wachovia Securities		283,159	264,634.23	271,716	269,687	(829)			13,472	13,472	17,096	
718154-BQ-9	Philip Morris Debentures	01/15/2002	MATURITY		250,000	250,000.00	259,200	250,000	(45)					9,375	
902118-AU-2	TYCO INT'L	01/24/2002	GOLDMAN SACHS		510,850	500,000.00	508,510	503,646	(374)			7,204	7,204	13,750	
909317-AY-5	UNITED AIR LINES 6.071% 03/01/2013	07/15/2002	First Boston Corporation		231,217	250,000.00	251,260	251,190	(40)			(19,973)	(19,973)	13,270	
98155K-AH-5	MCI WORLDCOM 6.4% 08/15/05	07/26/2002	First Boston Corporation		59,900	500,000.00	498,990	75,000	(424,422)			(15,100)	(15,100)	16,000	
4599999	Subtotal - Bonds - Industrial and Miscellaneous				4,352,160	5,121,436.46	5,167,339	4,717,618	(336,163)			(365,458)	(365,458)	250,807	X X X
6099997	Subtotal - Bonds - Part 4				17,489,402	17,501,219.08	18,011,973	17,397,099	(394,174)			92,302	92,302	699,212	X X X
6099998	Summary Item for Bonds, Columns 9 through 16 of Part 5				5,911,343	5,799,999.98	5,874,476	5,851,574	(22,901)			59,768	59,768	116,657	X X X
6099999	Subtotal - Bonds				23,400,745	23,301,219.06	23,886,449	23,248,673	(417,075)			152,070	152,070	815,869	X X X
873168-40-5	Texas Utilities Electric	07/26/2002	LEHMAN SECURITIES	4.000	410,000		400,000	400,000				10,000	10,000		14,480
6199999	Subtotal - Preferred Stock - Public Utilities				410,000	X X X	400,000	400,000				10,000	10,000	X X X	14,480
003714-87-0	ABN AMRO 6.075 Reser/Call Pfd	04/23/2002	GOLDMAN SACHS	250.000	259,000	1,000.00	260,105	253,532	227,470			5,468	5,468		3,797
6399999	Subtotal - Preferred Stock - Industrial and Miscellaneous				259,000	X X X	260,105	253,532	227,470			5,468	5,468	X X X	3,797
6599997	Subtotal - Preferred Stock - Part 4				669,000	X X X	660,105	653,532	227,470			15,468	15,468	X X X	18,277
6599999	Subtotal - Preferred Stock				669,000	X X X	660,105	653,532	227,470			15,468	15,468	X X X	18,277
514936-10-3	Landamerica Finl Group Inc.	03/04/2002	INSTINET	19,700.000	587,421		615,468	615,468	50,078			(28,047)	(28,047)		
6799999	Subtotal - Common Stock - Banks, Trust and Insurance Companies				587,421	X X X	615,468	615,468	50,078			(28,047)	(28,047)	X X X	
204493-10-0	COMPAQ COMPUTER CORP	01/07/2002	INSTINET	20,000.000	233,872		192,500	192,500	600			41,372	41,372		
268648-10-2	EMC CORP MASS	01/02/2002	INSTINET	35,000.000	507,422		473,540	473,540	1,050			33,883	33,883		
313400-30-1	FREDDIE MAC	01/03/2002	INSTINET	25,000.000	1,629,116		1,664,250	1,664,250	1,750			(35,134)	(35,134)		

**SCHEDULE D - PART 4**

Showing all Long-Term Bonds and Stocks SOLD, REDEEMED or Otherwise DISPOSED OF During Current Year

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CUSIP Identi- fication	Description	Disposal Date	Name of Purchaser	Number of Shares of Stock	Consideration	Par Value	Actual Cost	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest on Bonds Received During Year	Dividends on Stocks Received During Year
457750-10-7	Instinet Group Inc.	01/11/2002	VARIOUS	118,400.000	1,061,494		1,068,247	1,068,247	(121,673)			(6,752)	(6,752)		
548661-10-7	LOWES COS INC	12/19/2002	INSTINET	1,200.000	46,253		48,084	48,084				(1,832)	(1,832)		
64352D-10-1	NEW CENTURY FINANCIAL CORP	08/28/2002	STARR SECURITIES	17,500.000	530,409		465,971	465,971				64,438	64,438		
866810-10-4	SUN MICROSYSTEMS INC	01/09/2002	INSTINET	45,000.000	636,907		640,008	640,008	86,508			(3,101)	(3,101)		
94975H-44-5	WELLS FARGO INVESTMENT CASH MMF	12/31/2002	WELLS FARGO	1,469,552.160	1,469,552		1,469,552	1,469,552							3,801
6899999	Subtotal - Common Stock - Industrial and Miscellaneous				6,115,025	X X X	6,022,152	6,022,152	(31,765)			92,874	92,874	X X X	3,801
7099997	Subtotal - Common Stock - Part 4				6,702,446	X X X	6,637,620	6,637,620	18,313			64,827	64,827	X X X	3,801
7099998	Summary Item for Common Stock Columns 9 through 16 of Part 5				92,803,422	X X X	95,886,199	92,755,454	(3,130,745)			47,971	47,971	X X X	41,164
7099999	Subtotal - Common Stock				99,505,868	X X X	102,523,819	99,393,074	(3,112,432)			112,798	112,798	X X X	44,965
7199999	Subtotal - Preferred and Common Stocks				100,174,868	X X X	103,183,924	100,046,606	(2,884,962)			128,266	128,266	X X X	63,242
7299999	Total Bonds, Preferred and Common Stocks				123,575,613	X X X	127,070,373	123,295,279	(3,302,037)			280,336	280,336	815,869	63,242

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**SCHEDULE D - PART 5**

Showing all Long-Term Bonds and Stocks ACQUIRED During Year and Fully DISPOSED OF During Current Year

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CUSIP Identification	Description	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consideration	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest and Dividends Received During Year	Paid for Accrued Interest and Dividends
3133MK-GD-3	FHLB 6.5% 12/13/11	07/08/2002	SALOMON SMITH BARNEY	12/13/2002	CALLED @ 100.0000000	1,000,000.000	1,014,720	1,000,000	1,000,000	(14,720)					32,500	4,694
3133MM-N8-2	FHLB 6.01% 10/8/08	04/08/2002	SALOMON SMITH BARNEY	07/08/2002	CALLED @ 100.0000000	1,000,000.000	1,000,000	1,000,000	1,000,000						15,025	167
31384J-CX-5	FNMA POOL #524886	03/15/2002	SALOMON SMITH BARNEY	06/25/2002	VARIOUS	1,499,999.980	1,552,266	1,561,224	1,545,466	(6,800)			15,758	15,758	29,314	5,542
0399999	Subtotal - Bonds - U. S. Governments					3,499,999.980	3,566,986	3,561,224	3,545,466	(21,520)			15,758	15,758	76,839	10,403
246317-AV-3	DELAWARE RIV & BAY AUTH DEL VAR	11/15/2002	SALOMON SMITH BARNEY	12/05/2002	SALOMON SMITH BARNE	100,000.000	100,000	100,000	100,000						140	19
1708996	Bonds - States, Territories and Possessions - DE					100,000.000	100,000	100,000	100,000						140	19
1799999	Subtotal - Bonds - States, Territories and Possessions					100,000.000	100,000	100,000	100,000						140	19
438689-DG-3	HONOLULU HAWAII CITY & COUNTY 1.5	11/12/2002	AG EDWARDS	12/30/2002	AG EDWARDS	850,000.000	850,000	850,000	850,000						1,345	975
3112996	Bonds - Special Revenue and Special Assessment - HI					850,000.000	850,000	850,000	850,000						1,345	975
3199999	Subtotal - Bonds - Special Revenue and Special Assessment					850,000.000	850,000	850,000	850,000						1,345	975
205887-AZ-5	CONAGRA FOODS INC 6% 9/15/06	01/30/2002	SALOMON SMITH BARNEY	12/17/2002	MORGAN STANLEY	350,000.000	358,593	379,747	357,116	(1,476)			22,630	22,630	26,833	8,400
375766-AG-7	GILLETTE CO 4% 6/30/05	03/06/2002	LEHMAN SECURITIES	08/22/2002	EXCHANGE / MERGER	500,000.000	499,410	499,487	499,487	77					6,333	
375766-AH-5	GILLETTE CO 4% 6/30/05	08/22/2002	EXCHANGE / MERGER	09/30/2002	LEHMAN SECURITIES	500,000.000	499,487	520,885	499,505	18			21,380	21,380	5,167	
4599999	Subtotal - Bonds - Industrial and Miscellaneous (Unaffiliated)					1,350,000.000	1,357,490	1,400,119	1,356,108	(1,381)			44,010	44,010	38,333	8,400
6099998	Subtotal Bonds					5,799,999.980	5,874,476	5,911,343	5,851,574	(22,901)			59,768	59,768	116,657	19,797
001765-10-6	AMR CORP	08/14/2002	INSTINET	08/22/2002	INSTINET	11,000.000	92,476	126,550	92,476				34,075	34,075		
00184A-10-5	AOL TIME WARNER	02/22/2002	INSTINET	10/24/2002	INSTINET	65,000.000	1,956,150	955,452	760,500	(1,195,650)			194,952	194,952		
007903-10-7	ADVANCED MICRO DEVICES	11/20/2002	LEHMAN SECURITIES	11/25/2002	BRIDGE TRADING CO	30,000.000	173,400	232,904	173,400				59,504	59,504		
060505-10-4	BANK OF AMERICA CORP	01/14/2002	BRIDGE TRADING CO	01/22/2002	INSTINET	32,800.000	1,993,256	2,024,668	1,993,256				31,412	31,412		
067901-10-8	BARRICK GOLD CORP	06/12/2002	INSTINET	07/11/2002	INSTINET	2,500.000	50,123	46,674	50,123				(3,449)	(3,449)		
166764-10-0	CHEVRONTXACO CORP	02/14/2002	AJ PACE & CO	02/22/2002	INSTINET	3,000.000	247,410	248,951	247,410				1,541	1,541		
17275R-10-2	CISCO	08/14/2002	BRIDGE TRADING CO	08/19/2002	BRIDGE TRADING CO	12,500.000	175,651	183,252	175,651				7,601	7,601		
172958-50-6	CITI INST'L TAX FREE RESERVES	02/20/2002	SALOMON SMITH BARNEY	02/20/2002	SALOMON SMITH BARNE	3,200,886.070	3,200,886	3,200,886	3,200,886						886	
172967-10-1	CITIGROUP	01/31/2002	INSTINET	02/28/2002	INSTINET	34,500.000	1,680,980	1,704,229	1,680,980				23,249	23,249		
222372-10-4	COUNTRYWIDE CREDIT INDUSTRIES	10/01/2002	INSTINET	10/11/2002	VARIOUS	16,000.000	704,234	700,843	704,234				(3,391)	(3,391)		
247025-10-9	DELL COMPUTER CORP	01/23/2002	INSTINET	02/12/2002	INSTINET	25,000.000	668,268	672,115	668,268				3,847	3,847		
268648-10-2	EMC CORP MASS	03/08/2002	VARIOUS	11/13/2002	INSTINET	130,000.000	1,462,249	1,072,943	962,501	(499,747)			110,442	110,442		
294821-12-9	ERICSSON LM WTS EXP 8/27/02	08/26/2002	AJ PACE & CO	08/29/2002	AJ PACE & CO	400,000.000	86,200	86,200	86,200							
294821-40-0	ERICSSON L M TEL CO ADR	09/19/2002	VARIOUS	10/25/2002	VARIOUS	803,152.000	505,478	399,335	399,335	(106,144)						
294821-60-8	ERICSSON L M TEL CO	10/25/2002	EXCHANGE / MERGER	10/31/2002	INSTINET	40,315.000	145,134	317,733	145,134				172,599	172,599		
294821-99-6	ERICSSON OVERSUBSCRIPTION	08/28/2002	BNY CAPITAL MKTS	09/09/2002	BNY CAPITAL MKTS	1,200,000.000	504,000	504,000	504,000							

**SCHEDULE D - PART 5**

Showing all Long-Term Bonds and Stocks ACQUIRED During Year and Fully DISPOSED OF During Current Year

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CUSIP Identification	Description	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consideration	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest and Dividends Received During Year	Paid for Accrued Interest and Dividends
313400-30-1	FREDDIE MAC	12/04/2002	INSTINET	12/19/2002	VARIOUS	41,500.000	2,449,816	2,466,298	2,449,816				16,482	16,482		
313586-10-9	FED NATL MTG ASSN	12/03/2002	INSTINET	12/18/2002	BRIDGE TRADING CO	20,000.000	1,284,010	1,348,563	1,284,010				64,553	64,553		
367626-10-8	GATEWAY INC	06/07/2002	VARIOUS	11/07/2002	INSTINET	45,000.000	240,348	187,172	240,348				(53,176)	(53,176)		
370442-10-5	GENERAL MOTORS CORPORATION	11/06/2002	INSTINET	11/20/2002	VARIOUS	4,200.000	151,028	147,831	151,028				(3,197)	(3,197)		
428236-10-3	HEWLETT PACKARD COMPANY	08/23/2002	INSTINET	10/15/2002	STARR SECURITIES	12,500.000	185,492	167,087	185,492				(18,405)	(18,405)		
43203R-10-5	JUNIPER NETWORKS	01/31/2002	INSTINET	03/31/2002	INSTINET	50,000.000	850,650	850,650	850,650							
451906-10-1	IDENTIX INC	01/25/2002	Undefined	03/12/2002	INSTINET	50,000.000	484,400	507,707	484,400				23,307	23,307		
457750-10-7	Instinet Group Inc.	11/25/2002	INSTINET	12/20/2002	STARR SECURITIES	30,000.000	106,104	125,084	106,104				18,980	18,980		
48203R-10-4	JUNIPER NETWORKS	03/31/2002	INSTINET	07/17/2002	INSTINET	50,000.000	850,650	464,851	850,650				(385,799)	(385,799)		
482584-10-9	K MART CORP	01/15/2002	LEHMAN SECURITIES	01/22/2002	INSTINET	125,000.000	309,554	90,799	309,554				(218,755)	(218,755)		
524908-10-0	LEHMAN BROS	01/16/2002	INSTINET	03/04/2002	STARR SECURITIES	12,500.000	808,625	761,614	808,625				(47,011)	(47,011)		
548661-10-7	LOWES COS INC	11/25/2002	INSTINET	12/19/2002	INSTINET	17,500.000	692,125	740,136	692,125				48,011	48,011		
594918-10-4	MICROSOFT	01/24/2002	INSTINET	05/14/2002	INSTINET	25,000.000	1,603,250	1,357,722	1,603,250				(245,528)	(245,528)		
60934N-88-0	FEDERATED TAX FREE OBLIGATION #3	04/02/2002	BNY Western Trust	05/01/2002	BNY Western Trust	3,204,796.240	3,204,796	3,204,796	3,204,796						7,171	
651639-10-6	NEWMONT MINING CORP	06/19/2002	INSTINET	07/11/2002	INSTINET	41,350.000	1,219,593	1,239,771	1,219,593				20,178	20,178		
654902-20-4	NOKIA CORP	07/15/2002	INSTINET	08/19/2002	LEHMAN SECURITIES	7,500.000	100,125	106,722	100,125				6,597	6,597		
68389X-10-5	ORACLE CORP	11/04/2002	LEHMAN SECURITIES	11/26/2002	INSTINET	25,000.000	258,583	296,761	258,583				38,179	38,179		
712713-10-6	PEOPLESOFT INC	05/15/2002	INSTINET	06/10/2002	INSTINET	18,000.000	427,246	374,504	427,246				(52,742)	(52,742)		
747525-10-3	QUALCOMM INC	09/06/2002	INSTINET	09/11/2002	INSTINET	2,500.000	71,304	75,203	71,304				3,899	3,899		
75409P-20-2	RATIONAL SOFTWARE CORP	08/21/2002	VARIOUS	10/25/2002	INSTINET	82,500.000	1,377,859	586,620	356,400	(1,021,459)			230,220	230,220		
783764-10-3	RYLAND GROUP INC	11/19/2002	INSTINET	11/22/2002	INSTINET	9,000.000	324,570	346,348	324,570				21,778	21,778		
786514-20-8	SAFEWAY INC	11/08/2002	INSTINET	11/19/2002	BRIDGE TRADING CO	10,000.000	206,850	208,937	206,850				2,087	2,087		
808513-10-5	SCHWAB CHARLES CORP	11/06/2002	INSTINET	11/14/2002	BRIDGE TRADING CO	50,000.000	501,500	521,494	501,500				19,994	19,994		
808655-10-4	SCIENTIFIC ATLANTA INC	03/05/2002	GRUNTAL & CO INC	10/15/2002	VARIOUS	25,000.000	620,495	353,299	312,750	(307,745)			40,549	40,549		
826170-10-2	SIEBEL SYSTEMS INC	05/15/2002	INSTINET	10/17/2002	INSTINET	15,000.000	359,657	106,306	359,657				(253,350)	(253,350)		
844741-10-8	SOUTHWEST AIRLINES	05/21/2002	INSTINET	10/21/2002	INSTINET	5,000.000	85,150	71,686	85,150				(13,464)	(13,464)		
87612E-10-6	TARGET CORP	11/20/2002	VARIOUS	11/22/2002	VARIOUS	50,000.000	1,540,413	1,647,083	1,540,413				106,670	106,670		
92343V-10-4	VERIZON COMMUNICATIONS	11/04/2002	INSTINET	12/03/2002	INSTINET	20,000.000	794,572	822,923	794,572				28,351	28,351		
931142-10-3	WAL-MART STORES INC	11/20/2002	VARIOUS	12/02/2002	INSTINET	13,000.000	648,353	682,552	648,353				34,199	34,199		
94975H-44-5	WELLS FARGO INVESTMENT CASH MM	12/15/2002	VARIOUS	12/31/2002	VARIOUS	59,331,636.45	59,331,636.45	59,331,636	59,331,636						26,507	
984332-10-6	YAHOO INC	01/25/2002	INSTINET	03/05/2002	INSTINET	15,000.000	273,450	268,308	273,450				(5,142)	(5,142)		
Y2573F-10-2	FLEXTRONICS INT'L LTD	09/26/2002	INSTINET	10/11/2002	INSTINET	37,500.000	279,250	267,374	279,250				(11,876)	(11,876)		
6899999	Subtotal - Common Stock - Industrial and Miscellaneous (Unaffiliated)					X X X	95,287,349	92,204,572	92,156,604	(3,130,745)			47,971	47,971	34,564	
027717-10-7	AMERICAN NATIONAL FINANCIAL INC.	07/25/2002	BRIDGE TRADING CO	12/27/2002	BRIDGE TRADING CO	52,800.000	598,850	598,850	598,850						6,600	
6999999	Subtotal - Common Stock - Parent, Subsidiaries and Affiliates					X X X	598,850	598,850	598,850						6,600	
7099998	Total Common Stock					X X X	95,886,199	92,803,422	92,755,454	(3,130,745)			47,971	47,971	41,164	
7199999	Subtotal Stocks					X X X	95,886,199	92,803,422	92,755,454	(3,130,745)			47,971	47,971	41,164	

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### SCHEDULE D - PART 5

Showing all Long-Term Bonds and Stocks ACQUIRED During Year and Fully DISPOSED OF During Current Year

E 1 3 . 2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
CUSIP Identi- fication	Description	Date Acquired	Name of Vendor	Disposal Date	Name of Purchaser	Par Value (Bonds) or Number of Shares (Stock)	Actual Cost	Consideration	Book/Adjusted Carrying Value at Disposal Date	Increase (Decrease) by Adjustment	Increase (Decrease) by Foreign Exchange Adjustment	Foreign Exchange Gain (Loss) on Disposal	Realized Gain (Loss) on Disposal	Total Gain (Loss) on Disposal	Interest and Dividends Received During Year	Paid for Accrued Interest and Dividends
7299999	Total Bonds, Preferred and Common Stock					X X X	101,760,675	98,714,765	98,607,028	(3,153,646)			107,739	107,739	157,821	19,797

**SCHEDULE D - PART 6 - SECTION 1**  
**Valuation of Shares of Subsidiary, Controlled or Affiliated Companies**

1 CUSIP Identifi- cation	2 Description Name of Subsidiary, Controlled or Affiliated Company	3 NAIC Company Code or Alien Insurer Identification Number	4 NAIC Valuation Method (See SVO Purposes and Procedures manual)	5 Do Insurer's Assets Include Intangible Assets Connected with Holding of Such Company's Stock?	6 Total Amount of Such Intangible Assets	7 Book/ Adjusted Carrying Value	8 Stock of Such Company Owned by Insurer on Statement Date	
							8 Number of Shares	9 % of Outstanding
316326-10-7	Fidelity National Financial Inc		8(3)(b)(i)	No		2,298,100	70,000.000	0.008
0999999	Subtotal - Common Stock - Parent					2,298,100	X X X	X X X
16821#109	Chicago Title Insurance Company of Oregon	50490	8(3)(b)(ii)	No		10,126,255	1,000.000	100.000
23520#109	Dallas Seven Index Inc.		8(3)(b)(ii)	No			20.000	14.300
51466#106	Land Title Company of Kitsap County		8(3)(b)(ii)	No		1,849,777	28,330.000	43.000
88845*104	Title Reinsurance Company	32336	8(3)(b)(ii)	No		1,106,091	55.000	22.400
88846@101	Title-Tax Inc.		8(3)(b)(ii)	No		6,230,505	100.000	100.000
30272*-10-8	FNF Title Reinsurance Company	00000	8(3)(b)(ii)	No			100,000.000	100.000
00181E-10-0	ANFI Inc		8(3)(b)(i)	No		778,800	52,800.000	0.550
1599999	Subtotal - Common Stock - Other Affiliates					20,091,428	X X X	X X X
1699999	Subtotal - Common Stocks					22,389,528	X X X	X X X
1799999	Totals - Preferred and Common Stocks					22,389,528	X X X	X X X

- Amount of insurer's capital and surplus from the prior period's statutory statement reduced by any admitted EDP, goodwill and net deferred tax assets included therein: \$ 58,164,878
- Total amount of intangible assets nonadmitted \$ 0

**SCHEDULE D - PART 6 - SECTION 2**

1 CUSIP Identifi- cation	2 Name of Lower-tier Company	3 Name of Company Listed in Section 1 Which Controls Lower-tier Company	4 Total Amount of Intangible Assets Included in Amount Shown in Column 6, Section 1	5 Stock in Lower-Tier Company Owned Indirectly by Insurer on Statement Date	
				5 Number of Shares	6 % of Outstanding
<b>NONE</b>					

**SCHEDULE DA - PART 1**

Showing all SHORT-TERM INVESTMENTS Owned December 31 of Current Year

1 CUSIP Identi- fication	2 Description	3 Date Acquired	4 Name of Vendor	Interest		7 Maturity Date	8 Book/Adjusted Carrying Value	9 Increase (Decrease) by Adjustment	10 Increase (Decrease) by Foreign Exchange Adjustment	11 Par Value	12 Actual Cost	Interest		15 Paid for Accrued Interest	16 NAIC Desig- nation	17 Effective Rate of Interest	
				5 Rate Of	6 How Paid							13 Amount Due and Accrued Dec. 31 of Current Year on Bond Not in Default	14 Gross Amount Received				
36959J-N3-3 36960M-NA-7	GEN ELEC CAP CORP CP 1/3/03 GEN ELEC CO CP 1/10/03	12/30/2002 12/31/2002	MERRILL LYNCH MERRILL LYNCH		MATR MATR	01/03/2003 01/10/2003	99,987 142,948			100,000 143,000	99,987 142,948	4			1PE 1PE	1,566 1,450	
3999999	Subtotal - Industrial and Miscellaneous - Issuer Obligations							242,935			243,000	242,935	4			XXX	XXX
4599999	Subtotal - Industrial and Miscellaneous (Unaffiliated)							242,935			243,000	242,935	4			XXX	XXX
5499999	Subtotal - Bonds - Issuer Obligations							242,935			243,000	242,935	4			XXX	XXX
6099999	Subtotal - Bonds							242,935			243,000	242,935	4			XXX	XXX
09248U-64-3 261934-10-3 60934N-62-5	BLACKROCK TEMP CASH DREYFUS CASH MGMT FD#719 FEDERATED #851 MMKT FUND	12/31/2002 12/31/2002 10/01/2001	Undefined BNY Western Trust DEUTSCH			01/01/2003 01/01/2003 01/01/2003	8,564,100 20,638				8,564,100 20,638		18,127 13		1 1 1		
7899999	Subtotal - Class One Money Market Mutual Funds							8,584,738			XXX	8,584,738		18,140		XXX	XXX
8099999	Totals							8,827,673	(a)		XXX	8,827,673	4	18,140		XXX	XXX

(a) Includes \$ ..... 0 other than accrual of discount and amortization of premium.

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- NONE**      **Schedule DB - Part A - Section 1 and 2**
- NONE**      **Schedule DB - Part A - Section 3 and Part B - Section 1**
- NONE**      **Schedule DB - Part B - Section 2 and 3**
- NONE**      **Schedule DB - Part C - Section 1 and 2**
- NONE**      **Schedule DB - Part C - Section 3 and Part D - Section 1**
- NONE**      **Schedule DB - Part D - Section 2 and 3**
- NONE**      **Schedule DB - Part E - Section 1**

### SCHEDULE DM

For bonds and preferred stocks owned as of December 31, state the aggregate statement (admitted) value, the aggregate fair value, and the aggregate difference, if any, between them.

	1 Statement (Admitted) Value	2 Fair Value (a)	3 Excess of Statement over Fair Value (-), or Fair Value Over Statement (+)
1. Bonds	49,026,269	49,439,371	413,102
2. Preferred Stocks	462,813	462,813	
3. Totals	49,489,082	49,902,184	413,102

(a) Amortized or book values shall not be substituted for fair values. Describe the sources or methods utilized in determining the fair values.

Fair Market Values are determined based on the guidelines set forth in the NAIC Securities Valuation Manual, NAIC Annual Statement Instructions and when deemed necessary information provided by market service organizations.

**SCHEDULE E - PART 1 - CASH**

1 Depository	2 Rate of Interest	3 Amount of Interest Received During Year	4 Amount of Interest Accrued December 31 of Current Year	5 Balance	6 *
OPEN DEPOSITORIES					
HARRIS BANK CHICAGO, IL				897,896	
0199998 Deposits in 2 depositories that do not exceed the allowable limit in any one depository (See Instructions) - open depositories.	X X X			9,314	X X X
0199999 Totals-Open Depositories	X X X			907,210	X X X
SUSPENDED DEPOSITORIES					
0299998 Deposits in 0 depositories that do not exceed the allowable limit in any one depository (See Instructions) - suspended depositories.	X X X				X X X
0299999 Totals - Suspended Depositories	X X X				X X X
0399999 Total Cash on Deposit	X X X			907,210	X X X
0499999 Cash in Company's Office	X X X	X X X	X X X	700	X X X
0599999 Total Cash	X X X			907,910	X X X

**TOTALS OF DEPOSITORY BALANCES ON THE LAST DAY OF EACH MONTH DURING THE CURRENT YEAR**

1. January	595,754	4. April	1,097,241	7. July	1,343,855	10. October	1,053,818
2. February	930,241	5. May	1,059,204	8. August	1,098,406	11. November	924,925
3. March	1,179,821	6. June	2,904,528	9. September	1,297,379	12. December	907,910

**SCHEDULE E - PART 2 - SPECIAL DEPOSITS**

1 Line Number	2 Type	3 Description of Deposit	4 Where Deposited and Purpose of Deposit	5 Par or Book Value	6 Statement Value (a)	7 Fair Value
AL99999	B	912827-3Z-3 US TREASURY 5.5% 02/28/2003	AMSOUTH - RSD by Ins Code 27-3-12	70,000	69,990	70,481
		ALABAMA		70,000	69,990	70,481
AR99999	B	912827-3Z-3 US TREASURY 5.5% 02/28/2003	REGIONS BANK - RSD by Ins Code 26-63-206	60,000	59,991	60,413
		ARKANSAS		60,000	59,991	60,413
GA99999	B	US TREASURY 5.5% 02/28/2003	WACHOVIA (State of Georgia) RSD- by Ins Code 33-3-8	35,000	35,038	35,241
		GEORGIA		35,000	35,038	35,241
LA99999	B	912827-3Z-3 US TREASURY 5.5% 02/28/2003	HANCOCK (Louisiana) - RSD by Ins Code 22:1021	50,000	50,054	50,344
		LOUISIANA		50,000	50,054	50,344
NH99999	B	912827-3Z-3 US TREASURY 5.5% 02/28/2003	CITIZENS - RSD by Ins Code 402.73	100,000	100,083	100,688
	B	912827-3Z-3 US TREASURY 5.5% 02/28/2003	CITIZENS - RSD by Ins Code 402.73	100,000	100,083	100,688
NM99999		NEW HAMPSHIRE		200,000	200,166	201,376
	B	912827-V8-2 US TREASURY 5.875% 11/15/05	Wells Fargo Bank - RSD by Ins Code 59A-5-18	100,000	99,425	110,906
NC99999		NEW MEXICO		100,000	99,425	110,906
	B	912827-V8-2 US TREASURY 5.875% 11/15/05	WACHOVIA (State of North Carolina) - RSD by Ins Code 58-5-10	225,000	223,705	249,539
OH99999		NORTH CAROLINA		225,000	223,705	249,539
	B	912827-3Z-3 US TREASURY 5.5% 02/28/2003	National City Trust/OH - RSD by Ins Code 3953.06	250,000	250,270	251,719
SC99999		OHIO		250,000	250,270	251,719
	B	912827-3Z-3 US TREASURY 5.5% 02/28/2003	Bank of America (South Carolina) - RSD by Ins Code 38-96-80	135,000	134,980	135,928
SD99999		SOUTH CAROLINA		135,000	134,980	135,928
	B	912827-V8-2 US TREASURY 5.875% 11/15/05	Wells Fargo Bank SD - RSD by Ins Code 58-6-36	115,000	118,256	127,542
XX99999		SOUTH DAKOTA		115,000	118,256	127,542
XX99999		Total - Special Deposits NOT held for the benefit of all Policyholders, Claimants, and Creditors of the Company		1,240,000	1,241,875	1,293,488

(a) Including \$ 0 cash and short-term investments as defined in SSAP No. 2 of the NAIC Accounting Practices and Procedures Manual.

**SCHEDULE E - PART 2 - SPECIAL DEPOSITS**

1 Line Number	2 Type	3 Description of Deposit	4 Where Deposited and Purpose of Deposit	5 Par or Book Value	6 Statement Value (a)	7 Fair Value
	B	912827-3Z-3 U.S. Treasury 5.5% 02/28/2003	Wells Fargo Bank AK	120,000	119,982	120,825
	B	912827-V8-2 U.S. Treasury 5.875% 11/15/05	CITIBANK (CALIFORNIA)	500,000	501,600	554,531
	B	912827-5S-7 U.S. Treasury 5.875% 11/15/2004	CITIBANK (CALIFORNIA)	500,000	516,029	540,000
	B	912827-3Z-3 U.S. Treasury 5.5% 02/28/2003	US BANK OF IDAHO	165,000	165,178	166,134
	B	912827-V8-2 U.S. Treasury 5.875% 11/15/05	LA SALLE	600,000	596,548	665,438
	B	912827-V8-2 U.S. Treasury 5.875% 11/15/05	Fleet (MI)	100,000	102,832	110,906
	B	912827-V8-2 U.S. Treasury 5.875% 11/15/05	SUNTRUST BANK	75,000	74,568	83,180
	B	912827-V8-2 U.S. Treasury 5.875% 11/15/05	BNY WESTERN TRUST (WA PLEDGED)	285,000	293,070	316,083
ZZ99999 Total - Special Deposits held for the benefit of all Policyholders, Claimants, and Creditors of the Company				2,345,000	2,369,808	2,557,097
9999999 Totals				3,585,000	3,611,683	3,850,585

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(a) Including \$ 0 cash and short-term investments as defined in SSAP No. 2 of the NAIC Accounting Practices and Procedures Manual.