

**ANNUAL STATEMENT**

**OF THE**

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**of** \_\_\_\_\_

**in the state of** \_\_\_\_\_

**TO THE**

**Insurance Department**

**OF THE**

**FOR THE YEAR ENDED**

**December 31, 2009**

**TITLE**

**2009**

# ANNUAL STATEMENT

For the Year Ended December 31, 2009  
OF THE CONDITION AND AFFAIRS OF THE

## United Capital Title Insurance Company



50041200920100100

NAIC Group Code 0670 0670 NAIC Company Code 50041 Employer's ID Number 95-4469284  
(Current Period) (Prior Period)

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

Country of Domicile US

Incorporated/Organized: March 21, 1991 Commenced Business: October 31, 1997

Statutory Home Office: 633 West 5th Street 47th Floor, Los Angeles, CA 90071-2043  
(Street and Number) (City or Town, State and Zip Code)

Main Administrative Office: 601 Riverside Avenue  
(Street and Number)

Jacksonville, FL 32204 904-855-8100  
(City or Town, State and Zip Code) (Area Code) (Telephone Number)

Mail Address: 601 Riverside Avenue, Jacksonville, FL 32204  
(Street and Number or P.O. Box) (City or Town, State and Zip Code)

Primary Location of Books and Records: 601 Riverside Avenue Jacksonville, FL 32204 904-854-8100  
(Street and Number) (City or Town, State and Zip Code) (Area Code) (Telephone Number)

Internet Web Site Address: www.fnf.com

Statutory Statement Contact: Jan R. Wilson 904-854-8100  
(Name) (Area Code) (Telephone Number) (Extension)  
jan.wilson@fnf.com 904-357-1066  
(E-Mail Address) (Fax Number)

### OFFICERS

	Name	Title
1.	<u>Raymond Randall Quirk</u>	<u>COB, President and Chief Executive Officer</u>
2.	<u>Michael Louis Gravelle</u>	<u>EVP, Legal and Corporate Secretary</u>
3.	<u>Anthony John Park</u>	<u>EVP and Chief Financial Officer</u>

### VICE-PRESIDENTS

Name	Title	Name	Title
<u>Paul Ignatius Perez #</u>	<u>EVP</u>	<u>Peter Tadeusz Sadowski #</u>	<u>EVP</u>
<u>Alan Lynn Stinson #</u>	<u>EVP</u>	<u>Gary Robert Urquhart #</u>	<u>EVP</u>
<u>Richard Lynn Cox</u>	<u>SVP and Tax Officer</u>	<u>Daniel Kennedy Murphy</u>	<u>SVP and Treasurer</u>

### DIRECTORS OR TRUSTEES

<u>Christopher NMN Abbinante</u>	<u>Roger Scott Jewkes</u>	<u>Erika NMN Meinhardt</u>	<u>Anthony John Park</u>
<u>Raymond Randall Quirk</u>			

State of Florida

County of Duval 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. Furthermore, the scope of this attestation by the described officers also includes the related corresponding electronic filing with the NAIC, when required, that is an exact copy (except for formatting differences due to electronic filing) of the enclosed statement. The electronic filing may be requested by various regulators in lieu of or in addition to the enclosed statement.

\_\_\_\_\_  
(Signature)  
Raymond Randall Quirk  
(Printed Name)  
1.  
COB, President and Chief Executive Officer  
(Title)

\_\_\_\_\_  
(Signature)  
Tommye Morehead Frost  
(Printed Name)  
2.  
SVP, Chief Regulatory Counsel, Asst Secretary  
(Title)

\_\_\_\_\_  
(Signature)  
Anthony John Park  
(Printed Name)  
3.  
EVP and Chief Financial Officer  
(Title)

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by

- a. Is this an original filing?  Yes  No
- b. If no: 1. State the amendment number \_\_\_\_\_  
2. Date filed \_\_\_\_\_  
3. Number of pages attached \_\_\_\_\_

## ASSETS

	Current Year			Prior Year
	1	2	3	4
	Assets	Nonadmitted Assets	Net Admitted Assets (Cols. 1 - 2)	Net Admitted Assets
1. Bonds (Schedule D)	38,825,325		38,825,325	31,969,046
2. Stocks (Schedule D):				81,320
2.1 Preferred stocks				
2.2 Common stocks				
3. Mortgage loans on real estate (Schedule B):				
3.1 First liens				
3.2 Other than first liens				
4. Real estate (Schedule A):				
4.1 Properties occupied by the company (less \$ 0 encumbrances)				
4.2 Properties held for the production of income (less \$ 0 encumbrances)				
4.3 Properties held for sale (less \$ 0 encumbrances)				655,800
5. Cash (\$ 994,835, Schedule E - Part 1), cash equivalents (\$ 0, Schedule E - Part 2), and short-term investments (\$ 786,010, Schedule DA)	1,780,845		1,780,845	6,998,444
6. Contract loans (including \$ 0 premium notes)				
7. Other invested assets (Schedule BA)				
8. Receivables for securities				4,125
9. Aggregate write-ins for invested assets				
10. Subtotals, cash and invested assets (Lines 1 to 9)	40,606,170		40,606,170	39,708,735
11. Title plants less \$ 0 charged off (for Title insurers only)				
12. Investment income due and accrued	435,611		435,611	346,185
13. Premiums and considerations:				
13.1 Uncollected premiums and agents' balances in the course of collection	47,922	4,903	43,019	1,475,513
13.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due (including \$ 0 earned but unbilled premiums)				
13.3 Accrued retrospective premiums				
14. Reinsurance:				
14.1 Amounts recoverable from reinsurers				
14.2 Funds held by or deposited with reinsured companies				
14.3 Other amounts receivable under reinsurance contracts				
15. Amounts receivable relating to uninsured plans				
16.1 Current federal and foreign income tax recoverable and interest thereon	2,228,476	2,021,431	207,045	
16.2 Net deferred tax asset	2,436,580	1,327,591	1,108,989	
17. Guaranty funds receivable or on deposit				
18. Electronic data processing equipment and software				
19. Furniture and equipment, including health care delivery assets (\$ 0)				
20. Net adjustment in assets and liabilities due to foreign exchange rates				
21. Receivables from parent, subsidiaries and affiliates				
22. Health care (\$ 0) and other amounts receivable				
23. Aggregate write-ins for other than invested assets	392,384	392,384		
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	46,147,143	3,746,309	42,400,834	41,530,433
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts				
26. Total (Lines 24 and 25)	46,147,143	3,746,309	42,400,834	41,530,433

DETAILS OF WRITE-IN LINES				
0901.				
0902.				
0903.				
0998. Summary of remaining write-ins for Line 09 from overflow page				
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 9 above)				
2301. Miscellaneous Receivable and Other Assets	392,384	392,384		
2302.				
2303.				
2398. Summary of remaining write-ins for Line 23 from overflow page				
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	392,384	392,384		

## LIABILITIES, SURPLUS AND OTHER FUNDS

	1	2
	Current Year	Prior Year
1. Known claims reserve (Part 2B, Line 3, Col. 4)	4,532,393	6,990,407
2. Statutory premium reserve (Part 1B, Line 2.5, Col. 1)	18,261,871	21,597,063
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)	50,020	296,013
7. Taxes, licenses and fees (excluding federal and foreign income taxes)	87,617	199,757
8.1 Current federal and foreign income taxes (including \$ 0 on realized capital gains (losses))		
8.2 Net deferred tax liability		
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		
15. Provision for unauthorized reinsurance		
16. Net adjustments in assets and liabilities due to foreign exchange rates		
17. Drafts outstanding		
18. Payable to parent, subsidiaries and affiliates	1,772,046	56,028
19. Payable for securities	4,009	
20. Aggregate write-ins for other liabilities		118,964
21. Total liabilities (Lines 1 through 20)	24,707,956	29,258,232
22. Aggregate write-ins for special surplus funds		
23. Common capital stock	1,000,000	1,000,000
24. Preferred capital stock		
25. Aggregate write-ins for other than special surplus funds		
26. Surplus notes		
27. Gross paid in and contributed surplus	3,000,000	3,000,000
28. Unassigned funds (surplus)	13,692,878	8,272,201
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)	17,692,878	12,272,201
31. Totals (Page 2, Line 26, Col. 3)	42,400,834	41,530,433

DETAILS OF WRITE-INS		
0301. ....		
0302. ....		
0303. ....		
0398. Summary of remaining write-ins for Line 03 from overflow page		
0399. Totals (Lines 0301 through 0303 plus 0398) (Line 03 above)		
2001. Accrued Compensation		118,964
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)		118,964
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)		

## OPERATIONS AND INVESTMENT EXHIBIT

STATEMENT OF INCOME	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)	4,266,248	25,094,378
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	4,725	67,548
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	41,992	2,675
2. Aggregate write-ins for other operating income		
3. Total Operating Income (Lines 1 through 2)	4,312,965	25,164,601
<b>DEDUCT:</b>		
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	1,860,750	12,432,573
5. Operating expenses incurred (Part 3, Line 24, Cols. 4 and 6)	1,786,568	23,216,443
6. Aggregate write-ins for other operating deductions		
7. Total Operating Deductions	3,647,318	35,649,016
8. Net operating gain or (loss) (Lines 3 minus 7)	665,647	(10,484,415)
<b>INVESTMENT INCOME</b>		
9. Net investment income earned (Exhibit of Net Investment Income, Line 17)	1,789,982	2,097,760
10. Net realized capital gains (losses) less capital gains tax of \$ (234,998) (Exhibit of Capital Gains (Losses))	(312,734)	(305,339)
11. Net investment gain (loss) (Lines 9 + 10)	1,477,248	1,792,421
<b>OTHER INCOME</b>		
12. Aggregate write-ins for miscellaneous income or (loss)		
13. Net income, after capital gains tax and before all other federal income taxes (Lines 8 + 11 + 12)	2,142,895	(8,691,994)
14. Federal and foreign income taxes incurred	487,900	(2,012,241)
15. Net income (Lines 13 minus 14)	1,654,995	(6,679,753)
<b>CAPITAL AND SURPLUS ACCOUNT</b>		
16. Surplus as regards policyholders, December 31 prior year (Page 3, Line 30, Column 2)	12,272,201	22,767,542
17. Net income (from Line 15)	1,654,995	(6,679,753)
18. Change in net unrealized capital gains or (losses) less capital gains tax of \$ 16,443	23,544	(10,517)
19. Change in net unrealized foreign exchange capital gain (loss)		
20. Change in net deferred income taxes	(1,257,609)	2,293,702
21. Change in nonadmitted assets (Exhibit of Nonadmitted Assets, Line 26, Col. 3)	4,999,747	(7,854,322)
22. Change in provision for unauthorized reinsurance (Page 3, Line 15, Cols. 2 minus 1)		
23. Change in supplemental reserves (Page 3, Line 4, Cols. 2 minus 1)		
24. Change in surplus notes		
25. Cumulative effect of changes in accounting principles		
26. Capital Changes:		
26.1 Paid in		
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		
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		1,755,549
31. Change in surplus as regards policyholders for the year (Lines 17 through 30)	5,420,677	(10,495,341)
32. Surplus as regards policyholders, December 31 current year (Lines 16 plus 31) (Page 3, Line 30)	17,692,878	12,272,201

DETAILS OF WRITE-IN LINES		
0201. ....		
0202. ....		
0203. ....		
0298. Summary of remaining write-ins for Line 02 from overflow page		
0299. Totals (Lines 0201 through 0203 plus 0298) (Line 02 above)		
0601. ....		
0602. ....		
0603. ....		
0698. Summary of remaining write-ins for Line 06 from overflow page		
0699. Totals (Lines 0601 through 0603 plus 0698) (Line 06 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. Correction of an error		1,755,549
3002. ....		
3003. ....		
3098. Summary of remaining write-ins for Line 30 from overflow page		
3099. Totals (Lines 3001 through 3003 plus 3098) (Line 30 above)		1,755,549

**CASH FLOW**

	1	2
<b>Cash from Operations</b>	Current Year	Prior Year
1. Premiums collected net of reinsurance	5,283,153	18,305,128
2. Net investment income	1,863,140	2,278,168
3. Miscellaneous income	46,715	70,221
4. Total (Lines 1 through 3)	7,193,008	20,653,517
5. Benefit and loss related payments	4,318,764	9,625,574
6. Net transfers to Separate Accounts, Segregated Accounts and Protected Cell Accounts		
7. Commissions, expenses paid and aggregate write-ins for deductions	2,263,666	22,812,969
8. Dividends paid to policyholders		
9. Federal and foreign income taxes paid (recovered) net of \$ 0 tax on capital gains (losses)	476,927	(4,373,512)
10. Total (Lines 5 through 9)	7,059,357	28,065,031
11. Net cash from operations (Line 4 minus Line 10)	133,651	(7,411,514)
<b>Cash from Investments</b>		
12. Proceeds from investments sold, matured or repaid:		
12.1 Bonds	8,798,346	14,466,748
12.2 Stocks	297,654	
12.3 Mortgage loans		
12.4 Real estate	272,789	
12.5 Other invested assets		
12.6 Net gains (or losses) on cash, cash equivalents and short-term investments		
12.7 Miscellaneous proceeds	8,134	211,563
12.8 Total investment proceeds (Lines 12.1 to 12.7)	9,376,923	14,678,311
13. Cost of investments acquired (long-term only):		
13.1 Bonds	16,016,834	8,723,526
13.2 Stocks	125,000	
13.3 Mortgage loans		
13.4 Real estate		
13.5 Other invested assets		
13.6 Miscellaneous applications		
13.7 Total investments acquired (Lines 13.1 to 13.6)	16,141,834	8,723,526
14. Net increase (decrease) in contract loans and premium notes		
15. Net cash from investments (Line 12.8 minus Line 13.7 and Line 14)	(6,764,911)	5,954,785
<b>Cash from Financing and Miscellaneous Sources</b>		
16. Cash provided (applied):		
16.1 Surplus notes, capital notes		
16.2 Capital and paid in surplus, less treasury stock		
16.3 Borrowed funds		
16.4 Net deposits on deposit-type contracts and other insurance liabilities		
16.5 Dividends to stockholders		
16.6 Other cash provided (applied)	1,413,661	322,984
17. Net cash from financing and miscellaneous sources (Lines 16.1 to Line 16.4 minus Line 16.5 plus Line 16.6)	1,413,661	322,984
<b>RECONCILIATION OF CASH, CASH EQUIVALENTS AND SHORT-TERM INVESTMENTS</b>		
18. Net change in cash, cash equivalents and short-term investments (Line 11, plus Lines 15 and 17)	(5,217,599)	(1,133,745)
19. Cash, cash equivalents and short-term investments:		
19.1 Beginning of year	6,998,444	8,132,189
19.2 End of year (Line 18 plus Line 19.1)	1,780,845	6,998,444

Note: Supplemental disclosures of cash flow information for non-cash transactions:

20.0001		
20.0002		
20.0003		

## OPERATIONS AND INVESTMENT EXHIBIT

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

	1	Agency Operations		4	5
		2	3		
	Direct Operations	Non-Affiliated Agency Operations	Affiliated Agency Operations	Current Year Total (Cols. 1 + 2 + 3)	Prior Year Total
1. Direct premiums written	891,860	75,417		967,277	22,652,567
2. Escrow and settlement service charges	4,725	X X X	X X X	4,725	67,548
3. Other title fees and service charges (Part 1C, Line 5)	41,992	X X X	X X X	41,992	2,675
4. Totals (Lines 1 + 2 + 3)	938,577	75,417		1,013,994	22,722,790

### PART 1B – PREMIUMS EARNED EXHIBIT

	1	2
	Current Year	Prior Year
1. Title premiums written:		
1.1 Direct (Part 1A, Line 1)	967,277	22,652,567
1.2 Assumed	(16,122)	68,080
1.3 Ceded	20,100	56,608
1.4 Net title premiums written (Lines 1.1 + 1.2 - 1.3)	931,055	22,664,039
2. Statutory premium reserve:		
2.1 Balance at December 31 prior year	21,597,064	24,027,403
2.2 Additions during the current year	44,000	1,023,050
2.3 Withdrawals during the current year	3,379,193	3,453,389
2.4 Other adjustments to statutory premium reserves		
2.5 Balance at December 31 current year	18,261,871	21,597,064
3. Net title premiums earned during year (Lines 1.4 - 2.2 + 2.3)	4,266,248	25,094,378

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

	1	2
	Current Year	Prior Year
1. Title examinations		27,050
2. Searches and abstracts		
3. Surveys		
4. Aggregate write-ins for service charges	41,992	(24,375)
5. Totals	41,992	2,675

DETAILS OF WRITE-IN LINES			
0401. Miscellaneous Services		41,992	(24,375)
0402.			
0403.			
0498. Summary of remaining write-ins for Line 04 from overflow page			
0499. Total (Lines 0401 through 0403 plus 0498) (Line 04 above)		41,992	(24,375)

## OPERATIONS AND INVESTMENT EXHIBIT

### PART 2A – LOSSES PAID AND INCURRED

	1  Direct Operations	Agency Operations		4  Total Current Year  (Cols. 1 + 2 + 3)	5  Total Prior Year
		2  Non-Affiliated Agency Operations	3  Affiliated Agency Operations		
1. Losses and allocated loss adjustment expenses paid - direct business, less salvage	102,103	166,976	3,915,510	4,184,589	8,964,076
2. Losses and allocated loss adjustment expenses paid - reinsurance assumed, less salvage					
3. Total (Line 1 plus Line 2)	102,103	166,976	3,915,510	4,184,589	8,964,076
4. Deduct: Recovered during year from reinsurance					
5. Net payments (Line 3 minus Line 4)	102,103	166,976	3,915,510	4,184,589	8,964,076
6. Known claims reserve – current year (Page 3, Line 1, Column 1)	119	152,811	4,379,462	4,532,392	6,990,407
7. Known claims reserve – prior year (Page 3, Line 1, Column 2)			6,990,407	6,990,407	4,183,408
8. Losses and allocated Loss Adjustment Expenses incurred (Line 5 plus Line 6 minus Line 7)	102,222	319,787	1,304,565	1,726,574	11,771,075
9. Unallocated loss adjustment expenses incurred (Part 3, Line 24, Column 5)	520	5,467	128,190	134,177	661,498
10. Losses and loss adjustment expenses incurred (Line 8 plus Line 9)	102,742	325,254	1,432,755	1,860,751	12,432,573

## OPERATIONS AND INVESTMENT EXHIBIT

### PART 2B – UNPAID LOSSES AND LOSS ADJUSTMENT EXPENSES

	1  Direct Operations	Agency Operations		4  Total Current Year (Cols. 1 + 2 + 3)	5  Total Prior Year
		2  Non-Affiliated Agency Operations	3  Affiliated Agency Operations		
1. 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)	119	152,811	4,379,462	4,532,392	6,990,407
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)	119	152,811	4,379,462	4,532,392	6,990,407
4. Incurred But Not Reported:					
4.1 Direct (Schedule P, Part 1, Line 12, Col. 20)		368,788	10,569,212	10,938,000	19,278,000
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		368,788	10,569,212	10,938,000	19,278,000
5. Unallocated LAE reserve (Schedule P, Part 1, Line 12, Col. 23)	X X X	X X X	X X X	1,707,000	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	17,177,392	X X X
8. Statutory premium reserve at year end	X X X	X X X	X X X	18,261,871	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	321,898	343		322,241	59,172			381,413	3,132,566
1.2 Employee relations and welfare	30,098	64		30,162	5,501			35,663	132,224
1.3 Payroll taxes	27,260	59		27,319	5,099			32,418	394,626
1.4 Other personnel costs									83,289
1.5 Total personnel costs	379,256	466		379,722	69,772			449,494	3,742,705
2. Amounts paid to or retained by title agents		66,367		66,367				66,367	13,383,449
3. Production services (purchased outside):									
3.1 Searches, examinations and abstracts	59,124	1,906		61,030	20,127			81,157	295
3.2 Surveys									
3.3 Other	51,490			51,490				51,490	1,587,644
4. Advertising	13,680			13,680				13,680	18,024
5. Boards, bureaus and associations									3,056
6. Title plant rent and maintenance	84			84				84	2,026
7. Claim adjustment services									
8. Amounts charged off, net of recoveries	243,259			243,259				243,259	(258,347)
9. Marketing and promotional expenses									1,091
10. Insurance	36,833	378		37,211				37,211	51,120
11. Directors' fees									11,401
12. Travel and travel items	10,741			10,741				10,741	53,208
13. Rent and rent items	74,310	65		74,375	8,051			82,426	210,703
14. Equipment	18,724			18,724				18,724	238,237
15. Cost or depreciation of EDP equipment and software	18,080	121		18,201				18,201	259,337
16. Printing, stationery, books and periodicals	14,932	15		14,947				14,947	96,001
17. Postage, telephone, messengers and express	114,881	342		115,223	13,418			128,641	145,729
18. Legal and auditing	339,251	1,962		341,213				341,213	(213,621)
19. Totals (Lines 1.5 to 18)	1,374,645	71,622		1,446,267	111,368			1,557,635	19,332,058
20. Taxes, licenses and fees:									
20.1 State and local insurance taxes	20,985	1,775		22,760				22,760	184,225
20.2 Insurance department licenses and fees	26,455	2,195		28,650				28,650	21,806
20.3 Gross guaranty association assessments									
20.4 All other (excluding federal income and real estate)	2,557	25		2,582				2,582	10,802
20.5 Total taxes, licenses and fees (Lines 20.1 + 20.2 + 20.3 + 20.4)	49,997	3,995		53,992				53,992	216,833
21. Real estate expenses									
22. Real estate taxes									
23. Aggregate write-ins for miscellaneous expenses	278,467	7,843		286,310	22,809			309,119	4,329,050
24. Total expenses incurred (Lines 19 + 20.5 + 21 + 22 + 23)	1,703,109	83,460		1,786,569	134,177			(a) 1,920,746	23,877,941
25. Less unpaid expenses - current year	131,207	6,430		137,637				137,637	495,770
26. Add unpaid expenses - prior year	495,770			495,770				495,770	206,822
27. TOTAL EXPENSES PAID (Lines 24 - 25 + 26)	2,067,672	77,030		2,144,702	134,177			2,278,879	23,588,993

DETAILS OF WRITE-IN LINES									
2301. Miscellaneous	278,467	7,843		286,310	22,809			309,119	4,328,605
2302. Charitable contributions									445
2303.									
2398. Summary of remaining write-ins for Line 23 from overflow page									
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	278,467	7,843		286,310	22,809			309,119	4,329,050

(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	Agency Operations		4	5	Totals	
		2	3			6	7
	Direct Operations	Non-affiliated Agency Operations	Affiliated Agency Operations	Total (Cols. 1 + 2 + 3)	Other Operations	Current Year (Cols. 4 + 5)	Prior Year
1. Title insurance and related income (Part 1):							
1.1 Title insurance premiums earned (Part 1B, Line 3, Col. 1)	3,933,616	332,632		4,266,248		4,266,248	25,094,378
1.2 Escrow and settlement services (Part 1A, Line 2, Col. 4)	4,725			4,725		4,725	67,548
1.3 Other title fees and service charges (Part 1A, Line 3, Col. 4)	41,992			41,992		41,992	2,675
2. Aggregate write-ins for other operating income							
3. Total Operating Income (Lines 1.1 through 1.3 + 2)	3,980,333	332,632		4,312,965		4,312,965	25,164,601
DEDUCT:							
4. Losses and loss adjustment expenses incurred (Part 2A, Line 10, Col. 4)	102,742	325,254	1,432,755	1,860,751		1,860,751	12,432,573
5. Operating expenses incurred (Part 3, Line 24, Cols. 1 to 3 + 6)	1,703,108	83,460		1,786,568		1,786,568	23,216,443
6. Aggregate write-ins for other operating deductions							
7. Total Operating Deductions (Lines 4 + 5 + 6)	1,805,850	408,714	1,432,755	3,647,319		3,647,319	35,649,016
8. Net operating gain or (loss) (Lines 3 minus 7)	2,174,483	(76,082)	(1,432,755)	665,646		665,646	(10,484,415)

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DETAILS OF WRITE-IN LINES							
0201. ....							
0202. ....							
0203. ....							
0298. Summary of remaining write-ins for Line 02 from overflow page							
0299. Total (Lines 0201 through 0203 plus 0298) (Line 02 above)							
0601. ....							
0602. ....							
0603. ....							
0698. Summary of remaining write-ins for Line 06 from overflow page							
0699. Total (Lines 0601 through 0603 plus 0698) (Line 06 above)							

## EXHIBIT OF NET INVESTMENT INCOME

	1 Collected During Year	2 Earned During Year
1. U.S. Government bonds	(a) 285,058	302,113
1.1 Bonds exempt from U.S. tax	(a) 201,830	310,819
1.2 Other bonds (unaffiliated)	(a) 1,163,138	1,132,140
1.3 Bonds of affiliates	(a)	
2.1 Preferred stocks (unaffiliated)	(b) 4,453	4,453
2.11 Preferred stocks of affiliates	(b)	
2.2 Common stocks (unaffiliated)		
2.21 Common stocks of affiliates		
3. Mortgage loans	(c)	
4. Real estate	(d)	
5. Contract loans		
6. Cash, cash equivalents and short-term investments	(e) 41,856	41,839
7. Derivative instruments	(f)	
8. Other invested assets		
9. Aggregate write-ins for investment income		
10. Total gross investment income	1,696,335	1,791,364
11. Investment expenses		(g) 1,382
12. Investment taxes, licenses and fees, excluding federal income taxes		(g)
13. Interest expense		(h)
14. Depreciation on real estate and other invested assets		(i)
15. Aggregate write-ins for deductions from investment income		
16. Total deductions (Lines 11 through 15)		1,382
17. Net investment income (Line 10 minus Line 16)		1,789,982

DETAILS OF WRITE-IN LINES		
0901.		
0902.		
0903.		
0998.	Summary of remaining write-ins for Line 09 from overflow page	
0999.	Totals (Lines 0901 through 0903) plus 0998 (Line 09 above)	
1501.		
1502.		
1503.		
1598.	Summary of remaining write-ins for Line 15 from overflow page	
1599.	Totals (Lines 1501 through 1503) plus 1598 (Line 15 above)	

- (a) Includes \$ 32,334 accrual of discount less \$ 194,905 amortization of premium and less \$ 113,104 paid for accrued interest on purchases.
- (b) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued dividends on purchases.
- (c) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.
- (d) Includes \$ 0 for company's occupancy of its own buildings; and excludes \$ 0 interest on encumbrances.
- (e) Includes \$ 0 accrual of discount less \$ 0 amortization of premium and less \$ 0 paid for accrued interest on purchases.
- (f) Includes \$ 0 accrual of discount less \$ 0 amortization of premium.
- (g) Includes \$ 1,382 investment expenses and \$ 0 investment taxes, licenses and fees, excluding federal income taxes, attributable to segregated and Separate Accounts.
- (h) Includes \$ 0 interest on surplus notes and \$ 0 interest on capital notes.
- (i) Includes \$ 0 depreciation on real estate and \$ 0 depreciation on other invested assets.

## EXHIBIT OF CAPITAL GAINS (LOSSES)

	1 Realized Gain (Loss) on Sales or Maturity	2 Other Realized Adjustments	3 Total Realized Capital Gain (Loss) (Columns 1 + 2)	4 Change in Unrealized Capital Gain (Loss)	5 Change in Unrealized Foreign Exchange Capital Gain (Loss)
1. U.S. Government bonds	59		59	9,450	
1.1 Bonds exempt from U.S. tax	47,104		47,104		
1.2 Other bonds (unaffiliated)	(256,237)		(256,237)		
1.3 Bonds of affiliates					
2.1 Preferred stocks (unaffiliated)	(570)		(570)	30,537	
2.11 Preferred stocks of affiliates					
2.2 Common stocks (unaffiliated)	44,924		44,924		
2.21 Common stocks of affiliates					
3. Mortgage loans					
4. Real estate	(383,011)		(383,011)		
5. Contract loans					
6. Cash, cash equivalents and short-term investments					
7. Derivative instruments					
8. Other invested assets					
9. Aggregate write-ins for capital gains (losses)					
10. Total capital gains (losses)	(547,731)		(547,731)	39,987	

DETAILS OF WRITE-IN LINES					
0901.					
0902.					
0903.					
0998.	Summary of remaining write-ins for Line 09 from overflow page				
0999.	Totals (Lines 0901 through 0903) plus 0998 (Line 09 above)				

## EXHIBIT OF NONADMITTED ASSETS

	1	2	3
	Current Year Total Nonadmitted Assets	Prior Year Total Nonadmitted Assets	Change in Total Nonadmitted Assets (Col. 2 - Col. 1)
1. Bonds (Schedule D)			
2. Stocks (Schedule D):			
2.1 Preferred stocks			
2.2 Common stocks			
3. Mortgage loans on real estate (Schedule B):			
3.1 First liens			
3.2 Other than first liens			
4. Real estate (Schedule A):			
4.1 Properties occupied by the company			
4.2 Properties held for the production of income			
4.3 Properties held for sale			
5. Cash (Schedule E - Part 1), cash equivalents (Schedule E - Part 2), and short-term investments (Schedule DA)			
6. Contract loans			
7. Other invested assets (Schedule BA)			
8. Receivables for securities			
9. Aggregate write-ins for invested assets			
10. Subtotals, cash and invested assets (Lines 1 to 9)			
11. Title plants (for Title insurers only)			
12. Investment income due and accrued			
13. Premiums and considerations:			
13.1 Uncollected premiums and agents' balances in the course of collection	4,903	2,924,506	2,919,603
13.2 Deferred premiums, agents' balances and installments booked but deferred and not yet due			
13.3 Accrued retrospective premiums			
14. Reinsurance:			
14.1 Amounts recoverable from reinsurers			
14.2 Funds held by or deposited with reinsured companies			
14.3 Other amounts receivable under reinsurance contracts			
15. Amounts receivable relating to uninsured plans			
16.1 Current federal and foreign income tax recoverable and interest thereon	2,021,431	2,004,451	(16,980)
16.2 Net deferred tax asset	1,327,591	3,710,636	2,383,045
17. Guaranty funds receivable or on deposit			
18. Electronic data processing equipment and software			
19. Furniture and equipment, including health care delivery assets			
20. Net adjustment in assets and liabilities due to foreign exchange rates			
21. Receivables from parent, subsidiaries and affiliates			
22. Health care and other amounts receivable			
23. Aggregate write-ins for other than invested assets	392,384	106,463	(285,921)
24. Total assets excluding Separate Accounts, Segregated Accounts and Protected Cell Accounts (Lines 10 to 23)	3,746,309	8,746,056	4,999,747
25. From Separate Accounts, Segregated Accounts and Protected Cell Accounts			
26. Total (Lines 24 and 25)	3,746,309	8,746,056	4,999,747

DETAILS OF WRITE-IN LINES			
0901.			
0902.			
0903.			
0998. Summary of remaining write-ins for Line 09 from overflow page			
0999. Totals (Lines 0901 through 0903 plus 0998) (Line 09 above)			
2301. Miscellaneous Receivable and Other Assets	392,384	106,463	(285,921)
2302.			
2303.			
2398. Summary of remaining write-ins for Line 23 from overflow page			
2399. Totals (Lines 2301 through 2303 plus 2398) (Line 23 above)	392,384	106,463	(285,921)

## NOTES TO FINANCIAL STATEMENTS

### 1. Summary of Significant Accounting Policies

#### A. Accounting Practices

United Capital Title Insurance Company (the "Company") is a wholly-owned subsidiary of Fidelity National Title Insurance Company ("FNTIC"), a title insurance underwriter domiciled in California. FNTIC purchased the Company from LandAmerica Financial Group, Inc. ("LFG"), a publicly held company domiciled in the Commonwealth of Virginia, effective December 22, 2008. Prior to the acquisition, Nations Holding Group ("NHG"), a non-insurance holding company, owned 100% of the outstanding shares of the Company. Capital Title Group, Inc., a non-insurance holding company, owned 100% of the outstanding shares of NHG. LFG owned 100% of the outstanding shares of Capital Title Group, Inc.

The financial statements of the Company for the periods ending December 31, 2009 and December 31, 2008 are presented on the basis of accounting practices prescribed or permitted by the California Department of Insurance.

The California Department of Insurance recognizes only statutory accounting practices prescribed or permitted by the State of California for determining and reporting the financial condition and results of operations of an insurance company, for determining its solvency under the California Insurance laws. The National Association of Insurance Commissioners' ("NAIC") *Accounting Practices and Procedures* manual, ("NAIC SAP"), has been adopted as a component of prescribed or permitted practices by the State of California.

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:

	<u>12/31/2009</u>	<u>12/31/2008</u>
Net Income, California Basis	1,654,995	(6,679,753)
State Prescribed/Permitted Practices (Income):		
Statutory Premium Reserve Recovery, net of tax	(231,050)	331,771
Net Income, NAIC SAP Basis	<u>1,423,945</u>	<u>(6,347,982)</u>
Statutory Surplus, California Basis	17,692,878	12,272,201
State Prescribed/Permitted Practices (Surplus):		
Statutory Premium Reserve	(343,188)	(112,138)
Statutory Surplus, NAIC SAP Basis	<u>17,349,690</u>	<u>12,160,063</u>

#### 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

Premiums on title insurance written by the Company's employees are recognized as revenue when the Company is legally or contractually entitled to collect the premium. Premiums on insurance written by agents are generally recognized when reported by the agent and recorded on a "gross" versus "net" basis. Title search and escrow fees are re-corded as revenue when an order is closed.

The Company maintains a statutory premium reserve ("SPR") for the protection of holders of title insurance policies. Amounts are added to the SPR each year based upon net premiums written and other income and are released over twenty years.

Expenses incurred in connection with acquiring new insurance business, including such acquisition costs as sales commissions, are charged to operations as incurred.

In addition, the Company uses the following accounting policies:

- (1) Short-term investments are stated at amortized cost.
- (2) Bonds not backed by other loans are stated at amortized cost using the scientific method. Non-investment grade bonds are stated at the lower of amortized cost or fair value.
- (3) Common stocks, other than investments in stocks of subsidiaries, are stated at fair value.

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## NOTES TO FINANCIAL STATEMENTS

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- (4) Redeemable preferred stocks are stated at amortized cost. Perpetual preferred stocks are stated at fair value. Non-investment grade preferred stocks are stated at the lower of amortized cost or fair value.
- (5) Not applicable.
- (6) Loan-backed securities are stated at either amortized cost or the lower of amortized cost or fair value. The retrospective adjustment method is used to value all loan-backed securities.
- (7) Not applicable.
- (8) Not applicable.
- (9) Not applicable.
- (10) Not applicable.
- (11) Reserves for title losses, which are not discounted, represent estimates of the cost of defending and settling claims which have been reported to the Company. The estimates are based on all information known to the Company and include consideration of all known legal issues. Management believes that the amounts are reasonable and adequate in the circumstances; however, due to the nature of the Company's business and the length of time to resolve claims, as claims are settled the ultimate losses may vary significantly from the estimated amounts included in the financial statements. Loss estimates are continually reviewed and modified and any adjustments are reflected in operations in the period in which they are determined.
- To the extent that Schedule P reserves exceed the total of the known claims reserve and the SPR, a supplemental reserve is recorded.
- (12) The Company has not modified its capitalization policy from prior year.
- (13) Not applicable.
2. Accounting Changes and Corrections of Errors
- During the audit of its 2007 statutory financial statements, the Company became aware of a \$1.7 million error in its tax balances and corrected this in the March 31, 2008 quarterly statement.
3. Business Combinations and Goodwill
- None.
4. Discontinued Operations
- Not applicable.
5. Investments
- A. Mortgage Loans, Including Mezzanine Real Estate Loans
- Not applicable.
- B. Debt Restructuring
- Not applicable.
- C. Reverse Mortgages
- Not applicable.
- D. Loan-Backed Securities
- (1) Not applicable.
- (2) Prepayment assumptions for single class and multi-class mortgage-backed/asset-backed securities were obtained from an external pricing service.
- (3) Not applicable.
- E. Repurchase Agreements
- Not applicable.

## NOTES TO FINANCIAL STATEMENTS

### F. Real Estate

- (1) Not applicable
- (2) In the ordinary course of business, the Company occasionally acquires real estate in settlement of claims. It is not the Company's intention to hold these properties for investment or administrative purposes, but rather to dispose of them as market conditions warrant. Accordingly, any real estate so acquired is classified as "held for sale" upon its acquisition. These properties are disclosed on Schedule A Part 1 of the Annual Statement. During 2009, one property was disposed of, as disclosed on Schedule A Part 3 of the Statements. The net realized loss of \$(383,011) is included within the Investment Income section of the Operations and Investment Exhibit, and reported on the Exhibit of Capital Gains (Losses) in the Annual Statement.
- (3) Not applicable
- (4) Not applicable

### G. Low-income Housing Tax Credits

Not applicable.

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

Not applicable.

### 7. Investment Income

- A. The Company nonadmits any investment income due and accrued that is over 90 days past due.
- B. The amount of non-admitted income was \$0 at December 31, 2009.

### 8. Derivative Instruments

Not applicable.

### 9. Income Taxes

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

	<b>Ordinary</b>	<b>Capital</b>	<b>12.31.2009 Total</b>
(1) Total of gross deferred tax assets	1,908,637	539,264	2,447,901
(2) Total of deferred tax liabilities	0	(11,317)	(11,317)
(3) Net deferred tax asset			2,436,584
(4) Deferred tax asset nonadmitted			(1,327,591)
(5) Net admitted deferred tax asset			1,108,993
(6) Increase(decrease) in nonadmitted DTAs			(2,383,045)
			<b>12.31.2008</b>
	<b>Ordinary</b>	<b>Capital</b>	<b>Total</b>
(1) Total of gross deferred tax assets	3,710,636	0	3,710,636
(2) Total of deferred tax liabilities	0	0	0
(3) Net deferred tax asset			3,710,636
(4) Deferred tax asset nonadmitted			(3,710,636)
(5) Net admitted deferred tax asset			0

- (7) The Company has not elected to admit additional DTAs pursuant to SSAP 10R, paragraph 10(e). Title Insurance companies are not subject to RBC. The current period election does not differ from the prior reporting period.
- (8) The calculations in paragraph 10.d. are not applicable

- (9) The amount of each result or component of the calculation by tax character, of paragraphs 10.a., 10.b.i., 10.b.ii., 10.c.

	<b>Ordinary</b>	<b>Capital</b>	<b>12.31.2009 Total</b>
Recoverable through loss carrybacks (10.a.)	0	0	0
Lessor of:			
Expected to be recognized within one year (10.b.i)	705,552	403,441	1,108,993
Ten percent of adjusted capital and surplus (10.b.i)	1,670,168	0	1,670,168
Adjusted gross DTAs offset against existing DTLs (10.c.)	0	11,317	11,317

## NOTES TO FINANCIAL STATEMENTS

	Ordinary	Capital	12.31.2008 Total
Recoverable through loss carrybacks (10.a.)	0	0	0
Lessor of:			
Expected to be recognized within one year (10.b.i)	0	0	0
Ten percent of adjusted capital and surplus (10.b.i)	1,167,711	0	1,167,711
Adjusted gross DTAs offset against existing DTLs (10.c.)	0	0	0

The following amounts resulting from the calculation in paragraphs 10.a., 10.b., and  
(10) 10.c.

Admitted DTAs	1,120,310	0
Admitted Assets	42,400,834	41,530,433
Statutory Surplus	17,692,878	12,272,202

B. The Company recognized all DTLs; therefore, not applicable

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

	12.31.2009	12.31.2008
Federal	(209,733)	(3,139,765)
Net Operating Loss Carryforward	697,632	1,135,314
Foreign/Other	0	(7,790)
Sub-total	487,900	(2,012,241)
Capital Gains	(234,998)	0
Federal income taxes incurred	252,902	(2,012,241)

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

	12.31.2009	12.31.2008
Deferred tax assets:		
Discounting of reserves	1,178,092	1,172,877
Accrued DOI Exams	30,666	0
Unrealized Loss	0	16,443
Bonds	168,443	168,443
NOL	697,632	1,135,314
Capital Loss Carryforward	370,821	0
Nonadmitted Assets	1,716	0
Accruals	530	1,217,559
Total deferred tax assets	2,447,901	3,710,636
Nonadmitted deferred tax assets	(1,327,591)	(3,710,636)
Admitted deferred tax assets	1,120,310	0
Deferred tax liabilities:		
Discount Amortization	(11,317)	0
Total deferred tax liabilities	(11,317)	0
Net admitted deferred tax asset	1,108,993	0

D. Reconciliation of Federal Income Tax Rate to Effective Tax Rate

Among the more significant book to tax adjustments were the following:

	Gross	12.31.2009 Tax Effect	Effective Tax Rate
Provision computed at statutory rate	1,907,896	667,764	35.0%
Tax exempt income deduction	(265,961)	(93,086)	-4.9%
Dividends received deduction	(2,650)	(927)	0.0%
Change in non admitted assets	3,026,066	1,059,123	55.5%
Change in Unrealized Losses	46,980	16,443	0.9%
Capital Loss Carryforward	(1,059,488)	(370,821)	-19.4%
Accrual Adjustment - prior year	709,881	248,458	13.0%
Other non deductible adjustments	0	0	0.0%
Totals	4,362,724	1,526,954	80.0%
Federal income taxes incurred		487,900	25.6%

## NOTES TO FINANCIAL STATEMENTS

Realized capital gains tax	(234,998)	-12.3%
Change in net deferred income taxes	1,274,052	66.8%
Total statutory income taxes	1,526,954	80.0%

E.(1) The Company has the following loss carryforwards:

	Ordinary	
Loss Carryforwards		1,993,235

The Company has net operating loss and capital loss carryforwards of \$1.6M and \$1M, respectively. The combined usage is limited by Section 382 to the aggregate amount of \$11.6M annually. The expiration periods are 2027 for the net operating loss carryforward and 2014 for the capital loss carryforward.

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

	12.31.2009	0
	2008	0

- F. (1) The Company's federal income tax return is consolidated with Fidelity National Financial, Inc. ("FNF") effective December 22, 2008 and LFG from January 1, 2008 through December 21, 2008 (see Schedule Y, Part 1).
- (2) The Company is bound by the method of allocation of federal income taxes elected by FNF effective with the purchase on December 22, 2008. Accordingly, the Company has a written agreement 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 FNF's consolidated group compute their tax as though the entity pays tax on a stand alone basis. Prior to the acquisition, the Company was bound by the method of allocation of federal income taxes elected by LFG. The method of allocation put each corporation in the same position as if it had filed a separate income tax return with the additional benefit of each company having a net operating loss being currently paid for the benefit of that loss to the extent that losses are beneficial in the consolidated return. Estimated quarterly tax payments (refunds) were made to (by) LFG based on current estimates of taxable income.

### 10. Information Concerning Parent, Subsidiaries and Affiliates

A-C. The Company is a wholly-owned subsidiary of FNTIC, a title insurance underwriter domiciled in California. Also refer to Schedule Y, Part 2.

D. At December 31, 2009 and December 31, 2008, the Company reported approximately \$0 and \$0 due from affiliates, and approximately \$1,772,046 and \$ 56,000 due to affiliates. Intercompany balances are generally settled monthly.

E. Not applicable.

F. Prior to the acquisition of the Company by FNTIC and FNF, LFG had the following agreements with the Company:

- a. Premium Concentration and Claims Payment Agreement in which LFG holds the premiums collected in a fiduciary capacity and the company is paid at least monthly. LFG may pay claims losses and expenses on behalf of the company. LFG allocates the actual costs associated with the above services to the Company on a proportion reasonably related the company's use of the services.
- b. Consolidated Payroll and Accounts Payable Agreement in which LFG pays wages, salaries, benefits, worker's compensation insurance a related expenses and obligations for personnel employed by the company. LFG handles accounts payable processing for expenses arising in the Company's ordinary course of business. LFG allocates the actual costs associated with the above services to the Company on a proportion reasonably related to the Company's use of the services.
- c. Consolidated Federal Income Tax Liability Allocation and Payment Agreement in which LFG files a consolidated federal income tax return including the Company. LFG allocates the consolidated federal income tax liability based on the total separate return tax to the Company and benefits if the Company incurs losses and credits.

## NOTES TO FINANCIAL STATEMENTS

Prior to the acquisition of the Company, Lawyers Title Insurance Corporation, an affiliate, had the following agreements to provide services to the Company:

- a. Management and Corporate Services Agreement which includes but is not limited to purchase administration, claims administration, internal audit, legal, accounting, tax, advertising and public relations and cash management and banking services. The Company allocates the actual costs associated with the above services to the affiliates on a proportion reasonably related to the affiliate's use of the services.
- b. Employee Services Agreement which includes but is not limited to talent management, operations, recruiting and human resource management. The Company allocates the actual costs associated with the above services to the affiliates on a proportion reasonably related to affiliate's use of the services.

In connection of the acquisition of the Company by FNTIC, FNTIC and LFG entered into a Transition Services Agreement to continue the provision of corporate services on a transition basis between LFG, FNTIC and the LFG subsidiaries and affiliates acquired by FNTIC, including the Company.

The Company is a party to a Tax Sharing Agreement under which the Company would be included in the Fidelity National Financial, Inc. ("FNF") consolidated federal income tax return.

The Company has subsequently submitted a Prior Notice of Transaction filing with the California Department of Insurance, requesting the non-disapproval of a Master Services Agreement under which certain FNF subsidiaries would provide payroll and general corporate services to the Company.

- G. All outstanding shares of the Company are owned by FNTIC, a title insurance underwriter domiciled in the California.
  - H. Not applicable.
  - I. Not applicable.
  - J. Not applicable.
  - K. Not applicable.
  - L. Not applicable.
11. Debt
- A. Debt – none
  - B. FHLB Agreements - none.
12. Retirement Plans, Deferred Compensation, Postemployment Benefits and Compensated Absences and other Postretirement Benefit Plans
- A. Defined Benefit Plan – See Note 12 D.
  - B. Defined Contribution Plan – See Note 12 D
  - C. Not applicable.

D. Consolidated Holding Company Plans

The Company's employees are covered under a qualified voluntary contributory savings plan ("401(k) Plan") sponsored by FNF. Under the plan, participating employees make contributions of up to 40% 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, at its discretion, matches participants' contributions. Matching contributions of \$0 were made in 2009.

The Company's employees are covered to participate in an Employee Stock Purchase Plan ("ESPP"). Under this plan, eligible employees may voluntarily purchase, at current market prices, shares of FNF's common stock through payroll deduction. Pursuant to the ESPP Plans, 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 Plan. The Company's cost of its employer matching contributions for 2009 was \$0.

Certain Company officers are participants in the 1991, 1993, 1998, 2001 and 2004 Executive Incentive Stock Option Plans and the 2005 Omnibus Incentive Plan (the "Plans") sponsored by FNF. Under the Plans, participants have the option to purchase shares of FNF stock at annually declining share prices. Options granted under these plans expire within a specified period from the grant date. The 2005 Plan provides for the grant of stock options, stock appreciation rights, restricted stock, and other cash and

## NOTES TO FINANCIAL STATEMENTS

stock-based awards and dividend equivalents. There is no material effect on the Company's financial statements as a result of the creation of these Plans.

The Company's employees are covered to participate in certain health care and life insurance benefits for retired employees, provided they meet specific eligibility requirements. The costs of these benefit plans are accrued during the periods the employees render service. The Company is both self-insured and fully insured for its postretirement 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. Postretirement life insurance benefits are contributory, with coverage amounts declining with increases in a retiree's age. The Company experienced net health care and life insurance cost of \$0 during 2009.

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

Prior to the Company's acquisition on December 22, 2008, LFG sponsored a non-contributory defined benefit retirement plan and a postretirement life and healthcare benefit plan covering substantially all employees of the Company. On December 31, 2004, LFG froze the accumulation of benefits available under its principal defined benefit pension plan and ceased future accruals to the retirement plan accounts of all plan participants (other than annual interest credits on account balances), caused the accrued benefits of participants to be fully vested as of December 31, 2004 and limited participation in the plan to those individuals who were participants in the Plan as of December 31, 2004. The Company has no legal obligation for benefits under this plan.

Prior to the Company's acquisition on December 22, 2008, full-time employees of the Company were eligible to participate in LFG's Savings and Stock Ownership Plan (the "Plan"). Total expenses allocated to the Company were approximately \$14,800 in 2008.

- E. Post Employment Benefits and Compensated Absences and Other Postretirement Benefits – Not Applicable.

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

- (1) The Company has 10,000,000 shares of common stock authorized, 20,000 shares issued and outstanding. The par value per share is \$50.00.
- (2) Not applicable.
- (3) The payment of dividends by the Company to shareholders is limited and can only be made from earned profits unless prior approval is received from the California Insurance Commissioner. The maximum amount of dividends that may be paid by insurance companies without prior approval of the California Insurance Commissioner is also subject to restrictions relating to statutory surplus and net income. In 2010 the Company can pay dividends of \$1.8 million without prior approval of the California Insurance Commissioner.
- (4) Not applicable.
- (5) Within the limitations of (3) above, there are no restrictions placed on the portion of the Company profits that may be paid as ordinary dividends to shareholders.
- (6) Not applicable.
- (7) Not applicable.
- (8) Not applicable.
- (9) Not applicable.
- (10) The portion of unassigned surplus represented by cumulative net unrealized capital losses was approximately \$0 at December 31, 2009.
- (11) Not applicable.
- (12) Not applicable.
- (13) Not applicable.

## NOTES TO FINANCIAL STATEMENTS

## 14. Contingencies

A. Not applicable.

B. Not applicable.

C. Not applicable.

## D. Claims Related Extra Contractual Obligations and Bad Faith Losses Stemming From Lawsuits

The Company paid the following amounts in the reporting period to settle claims related extra contractual obligations or bad faith claims stemming from lawsuits:

	Direct
Claims related ECO and bad faith losses paid during 2009:	\$0

Number of claims where amounts were paid to settle claims related to extra contractual obligations or bad faith claims resulting from lawsuits during 2009:

a	b	c	d	e
0-25 Claims	25-50 Claims	51-100 Claims	101-500 Claims	More than 500 Claims
x				

Claim count information is disclosed on a per claim basis.

- E. Various governmental entities are studying the title insurance product, market, pricing, business practices, and potential regulatory and legislative changes. The Company receives inquiries and requests for information from state insurance departments, attorneys general and other regulatory agencies from time to time about various matters relating to its business. Sometimes these take the form of civil investigative subpoenas. The Company attempts to cooperate with all such inquiries. From time to time, the Company is assessed fines for violations of regulations or other matters or enters into settlements with such authorities which require the Company to pay money or take other actions.

## 15. Leases

- A. The Company conducts a major portion of its operations from leased office facilities under operating leases that have expired. Additionally, the Company leases data processing and other equipment under operating leases which expire at various times through 2014. Rental expense for 2009 and 2008 was approximately \$63,983 and \$119,000, respectively. At December 31, 2009, 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:

2010	8
2011	8
2012	8
2013	8
2014 & beyond	8
	42

The Company is not involved in any sales – leaseback transactions.

B. Not applicable.

## 16. Information About Financial Instruments With Off-Balance Sheet Risk and Financial Instruments with Concentrations of Credit Risk

Not applicable.

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

A. Not applicable.

B. Not applicable.

C. Not applicable.

## 18. Gain or Loss to the Reporting Entity from Uninsured Plans and the Uninsured Portion of Partially Insured Plans

## NOTES TO FINANCIAL STATEMENTS

Not applicable.

19. Direct Premiums Written/Produced by Managing General Agents/Third Party Administrators

Not applicable.

20. Other Items

A. Extraordinary Items

Not applicable.

B. Troubled Debt Restructuring: Debtors

Not applicable.

C. Other Disclosures

(1) Assets in the amount of \$1,043,398 were on deposit with government authorities or trustees as required by law at December 31, 2009.

(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, 2009 and December 31, 2008, the Company held approximately \$1,847 and \$129,337 respectively, of such assets in trust and has a contingent liability relating to the proper disposition of these assets for its customers.

D. Uncollectible balances

Not applicable

E. Business Interruption Insurance Recoveries

Not applicable.

F. State Transferable Tax Credits

Not applicable.

G. Hybrid Securities

Not applicable.

H. Subprime Mortgage Related Risk Exposure

The sub prime lending sector, also referred to as B-paper, near-prime, or second chance lending, is the sector of the mortgage lending industry which lends to borrowers who do not qualify for prime market interest rates because of poor or insufficient credit history. The term also refers to paper taken on property that cannot be sold on the primary market, including loans on certain types of investment properties and certain types of self-employed individuals. Instability in the domestic and international credit markets due to problems in the sub prime sector dictates the need for additional information related to exposure to sub prime mortgage related risk.

For purposes of this disclosure, sub prime exposure is defined as the potential for financial loss through direct investment, indirect investment, or underwriting risk associated with risk from the sub prime lending sector. For purposes of this note, sub prime exposure is not limited solely to the risk associated with holding direct mortgage loans, but also includes any indirect risk through investments in debt securities, asset backed or structured securities, hedge funds, common stock, subsidiaries and affiliates, and insurance product issuance. Although it can be difficult to determine the indirect risk exposures, it should be noted that not only does it include expected losses, it also includes the potential for losses that could occur due to significantly depressed fair value of the related assets in an illiquid market.

As it relates to the exposure described above, the following information is disclosed:

- (1) Direct exposure through investments in sub prime mortgage loans – None
- (2) Indirect exposure to sub prime mortgage risk through investments in the following securities – None
- (3) Underwriting exposure to sub prime mortgage risk – None
- (4) The Company monitors its investments and the portfolio's performance on a continuous basis. The process comprises an analysis of 30, 60, and 90 day delinquency rates, cumulative net losses and levels of subordination, all of which are updated on a monthly basis, where applicable.

## NOTES TO FINANCIAL STATEMENTS

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21. Events Subsequent

(1) Not applicable.

(2) Not applicable.

22. Reinsurance

No change.

23. Retrospectively Rated Contracts and Contracts Subject to Redetermination

Not applicable.

24. Change in Incurred Losses and Loss Adjustment Expenses

Reserves for incurred losses and loss adjustment expenses attributable to insured events of prior years has increased (decreased) by \$(2,458,014) from \$6,990,407 in 2008 to \$4,532,393 in 2009 as a result of re-estimation 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. Intercompany Pooling Arrangements

Not applicable.

26. Structured Settlements

Not applicable.

27. Supplemental Reserve

Not applicable.

# 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
- 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:
- 3.1 State as of what date the latest financial examination of the reporting entity was made or is being made. 12/31/2009
- 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. 12/31/2004
- 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). 06/12/2006
- 3.4 By what department or departments?  
 California Department of Insurance  
 .....  
 .....  
 .....
- 3.5 Have all financial statement adjustments within the latest financial examination report been accounted for in a subsequent financial statement filed with departments? Yes  No  N/A
- 3.6 Have all of the recommendations within the latest financial examination report been complied with? Yes  No  N/A
- 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
.....	.....	.....
.....	.....	.....

- 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? Yes  No

## GENERAL INTERROGATORIES

6.2 If yes, give full information:

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

7.1 Does any foreign (non-United States) person or entity directly or indirectly control 10% or more of the reporting entity?

Yes [ ] No [X]

7.2 If yes,

7.21 State the percentage of foreign control.

\_\_\_\_\_

7.22 State the nationality(s) of the foreign person(s) or entity(s); or if the entity is a mutual or reciprocal, the nationality of its manager or attorney-in-fact and identify the type of entity(s) (e.g., individual, corporation, government, manager or attorney-in-fact).

1 Nationality	2 Type of Entity
.....	.....

8.1 Is the company a subsidiary of a bank holding company regulated by the Federal Reserve Board?

Yes [ ] No [X]

8.2 If response to 8.1 is yes, please identify the name of the bank holding company.

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

8.3 Is the company affiliated with one or more banks, thrifts or securities firms?

Yes [ ] No [X]

8.4 If response to 8.3 is yes, please provide the names and locations (city and state of the main office) of any affiliates regulated by a federal financial regulatory services agency [i.e., the Federal Reserve Board (FRB), the Office of the Comptroller of the Currency (OCC), the Office of Thrift Supervision (OTS), the Federal Deposit Insurance Corporation (FDIC) and the Securities Exchange Commission (SEC)] and identify the affiliate's primary federal regulator.

1 Affiliate Name	2 Location (City, State)	3 FRB	4 OCC	5 OTS	6 FDIC	7 SEC
.....	.....	.....	.....	.....	.....	.....

9. What is the name and address of the independent certified public accountant or accounting firm retained to conduct the annual audit?

KPMG, LLC One Independent Drive, Suite 2700, Independent Square, Jacksonville FL 32202

.....  
 .....

10. What is the name, address and affiliation (officer/employee of the reporting entity or actuary/consultant associated with an actuarial consulting firm) of the individual providing the statement of actuarial opinion/certification?

Timothy L. Schilling, FCAS, MAA, Fidelity National Title Group, Inc., 601 Riverside Avenue, Jacksonville, FL 32204

.....  
 .....

11.1 Does the reporting entity own any securities of a real estate holding company or otherwise hold real estate indirectly?

Yes [ ] No [X]

11.11 Name of real estate holding company

\_\_\_\_\_

11.12 Number of parcels involved

\_\_\_\_\_

11.13 Total book/adjusted carrying value

\$ \_\_\_\_\_

11.2 If yes, provide explanation:

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

## GENERAL INTERROGATORIES

**12. FOR UNITED STATES BRANCHES OF ALIEN REPORTING ENTITIES ONLY:**

12.1 What changes have been made during the year in the United States manager or the United States trustees of the reporting entity?

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

12.2 Does this statement contain all business transacted for the reporting entity through its United States Branch on risks wherever located?

Yes [ ] No [X]

12.3 Have there been any changes made to any of the trust indentures during the year?

Yes [ ] No [X]

12.4 If answer to (12.3) is yes, has the domiciliary or entry state approved the changes?

Yes [ ] No [X] N/A [ ]

13.1 Are the senior officers (principal executive officer, principal financial officer, principal accounting officer or controller, or persons performing similar functions) of the reporting entity subject to a code of ethics, which includes the following standards?

- a. Honest and ethical conduct, including the ethical handling of actual or apparent conflicts of interest between personal and professional relationships;
- b. Full, fair, accurate, timely and understandable disclosure in the periodic reports required to be filed by the reporting entity;
- c. Compliance with applicable governmental laws, rules, and regulations;
- d. The prompt internal reporting of violations to an appropriate person or persons identified in the code; and
- e. Accountability for adherence to the code.

Yes [X] No [ ]

13.11 If the response to 13.1 is no, please explain:

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

13.2 Has the code of ethics for senior managers been amended?

Yes [X] No [ ]

13.21 If the response to 13.2 is yes, provide information related to amendment(s).

The company adopted the Fidelity National Financial Code of Ethics on 01/30/2009  
 .....  
 .....

13.3 Have any provisions of the code of ethics been waived for any of the specified officers?

Yes [ ] No [X]

13.31 If the response to 13.3 is yes, provide the nature of any waiver(s).

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

## BOARD OF DIRECTORS

14. 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 [ ]

15. 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 [ ]

16. 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 that is in conflict or is likely to conflict with the official duties of such person?

Yes [X] No [ ]

## FINANCIAL

17. Has this statement been prepared using a basis of accounting other than Statutory Accounting Principles (e.g., Generally Accepted Accounting Principles)?

Yes [ ] No [X]

18.1 Total amount loaned during the year (inclusive of Separate Accounts, exclusive of policy loans):

18.11 To directors or other officers	\$ _____
18.12 To stockholders not officers	\$ _____
18.13 Trustees, supreme or grand (Fraternal only)	\$ _____

## GENERAL INTERROGATORIES

- 18.2 Total amount of loans outstanding at the end of year (inclusive of Separate Accounts, exclusive of policy loans):
- |  |   |          |
|--|---|----------|
|  | 18.21 To directors or other officers              | \$ _____ |
|  | 18.22 To stockholders not officers                | \$ _____ |
|  | 18.23 Trustees, supreme or grand (Fraternal only) | \$ _____ |
- 19.1 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]
- 19.2 If yes, state the amount thereof at December 31 of the current year:
- |  |                            |          |
|--|----------------------------|----------|
|  | 19.21 Rented from others   | \$ _____ |
|  | 19.22 Borrowed from others | \$ _____ |
|  | 19.23 Leased from others   | \$ _____ |
|  | 19.24 Other                | \$ _____ |
- 20.1 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]
- 20.2 If answer is yes:
- |  |  |          |
|--|--|----------|
|  | 20.21 Amount paid as losses or risk adjustment | \$ _____ |
|  | 20.22 Amount paid as expenses                  | \$ _____ |
|  | 20.23 Other amounts paid                       | \$ _____ |
- 21.1 Does the reporting entity report any amounts due from parent, subsidiaries or affiliates on Page 2 of this statement? Yes [ ] No [X]
- 21.2 If yes, indicate any amounts receivable from parent included in the Page 2 amount: \$ \_\_\_\_\_

## INVESTMENT

- 22.1 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? (other than securities lending programs addressed in 22.3) Yes [X] No [ ]
- 22.2 If no, give full and complete information relating thereto:  
 .....  
 .....  
 .....
- 22.3 For security lending programs, provide a description of the program including value for collateral and amount of loaned securities, and whether collateral is carried on or off-balance sheet. (an alternative is to reference Note 16 where this information is also provided)  
 .....  
 .....  
 .....
- 22.4 Does the company's security lending program meet the requirements for a conforming program as outlined in the Risk-Based Capital Instructions? Yes [ ] No [ ] N/A [X]
- 22.5 If answer to 22.4 is yes, report amount of collateral. \$ \_\_\_\_\_
- 22.6 If answer to 22.4 is no, report amount of collateral. \$ \_\_\_\_\_
- 23.1 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 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 19.1 and 22.3.) Yes [X] No [ ]
- 23.2 If yes, state the amount thereof at December 31 of the current year:
- |  |  |                    |
|--|--|--------------------|
|  | 23.21 Subject to repurchase agreements                 | \$ _____           |
|  | 23.22 Subject to reverse repurchase agreements         | \$ _____           |
|  | 23.23 Subject to dollar repurchase agreements          | \$ _____           |
|  | 23.24 Subject to reverse dollar repurchase agreements  | \$ _____           |
|  | 23.25 Pledged as collateral                            | \$ _____           |
|  | 23.26 Placed under option agreements                   | \$ _____           |
|  | 23.27 Letter stock or securities restricted as to sale | \$ _____           |
|  | 23.28 On deposit with state or other regulatory body   | \$ _____ 1,043,398 |
|  | 23.29 Other  | \$ _____           |

## GENERAL INTERROGATORIES

23.3 For category (23.27) provide the following:

1 Nature of Restriction	2 Description	3 Amount

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

24.2 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.

25.1 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]

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

26. Excluding items in Schedule E-Part 3-Special Deposits, 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 Section 3, III Conducting Examinations, F – Custodial or Safekeeping agreements of the NAIC Financial Condition Examiners Handbook? Yes [X] No [ ]

26.01 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
Bank of New York Mellon Trust Company	700 S. Flower St., Suite 200; Los Angeles, CA 90017

26.02 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)

26.03 Have there been any changes, including name changes, in the custodian(s) identified in 26.01 during the current year? Yes [X] No [ ]

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

1 Old Custodian	2 New Custodian	3 Date of Change	4 Reason
None	Bank of New York Mellon Trust	01/14/2009	Realignment of custodial relationship in connection
"	"	01/14/2009	with acquisition by new parent company
Union Bank of California	Bank of New York Mellon Trust	03/09/2009	Consolidation of custodial accounts

26.05 Identify all investment advisors, broker/dealers or individuals acting on behalf of broker/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(s)	3 Address
Managed in house	Matthew Hartmann	601 Riverside Avenue, Jacksonville, FL 32204

27.1 Does the reporting entity have any diversified mutual funds reported in Schedule D – Part 2 (diversified according to the Securities and Exchange Commission (SEC) in the Investment Company Act of 1940 [Section 5 (b) (1)])? Yes [ ] No [X]

## GENERAL INTERROGATORIES

27.2 If yes, complete the following schedule:

1 CUSIP #	2 Name of Mutual Fund	3 Book/Adjusted Carrying Value
27.2999 TOTAL		

27.3 For each mutual fund listed in the table above, complete the following schedule:

1 Name of Mutual Fund (from above table)	2 Name of Significant Holding of the Mutual Fund	3 Amount of Mutual Fund's Book/Adjusted Carrying Value Attributable to the Holding	4 Date of Valuation

28. Provide the following information for all short-term and long-term bonds and all preferred stocks. Do not substitute amortized value or statement value for fair value.

	1 Statement (Admitted) Value	2 Fair Value	3 Excess of Statement over Fair Value (-), or Fair Value over Statement (+)
28.1 Bonds	39,611,333	40,824,551	1,213,218
28.2 Preferred stocks			
28.3 Totals	39,611,333	40,824,551	1,213,218

28.4 Describe the sources or methods utilized in determining the fair values:

Standard & Poor's Securities Evaluations provides pricing for tax-exempt securities. Interactive Data Corp. provides pricing for all other securities.

29.1 Was the rate used to calculate fair value determined by a broker or custodian for any of the securities in Schedule D?

Yes [ ] No [X]

29.2 If yes, does the reporting entity have a copy of the broker's or custodian's pricing policy (hard copy or electronic copy) for all brokers or custodians used as a pricing source?

Yes [ ] No [X]

29.3 If no, describe the reporting entity's process for determining a reliable pricing source for purposes of disclosure of fair value for Schedule D:

N/A

30.1 Have all the filing requirements of the Purposes and Procedures Manual of the NAIC Securities Valuation Office been followed?

Yes [X] No [ ]

30.2 If no, list exceptions:

N/A

### OTHER

31.1 Amount of payments to Trade associations, service organizations and statistical or Rating Bureaus, if any?

\$ \_\_\_\_\_

## GENERAL INTERROGATORIES

31.2 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
.....	.....
.....	.....

32.1 Amount of payments for legal expenses, if any? \$ 11,210

32.2 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
Kutak Rock, LLP	10,697
.....	.....

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

33.2 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 departments of government during the period covered by this statement.

1 Name	2 Amount Paid
.....	.....
.....	.....

## GENERAL INTERROGATORIES

### PART 2 – TITLE INTERROGATORIES

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 insured in any one risk. \$ 16,934,632
- 3.1 Has this 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 that consist of co-ordinate interest in first liens? \$ \_\_\_\_\_
- 9.1 Reporting entity assets listed on Page 2 include the following segregated assets of the Statutory Premium Reserve or other similar statutory reserves:
- |                                       |  |                      |
|---------------------------------------|--|----------------------|
| 9.11 Bonds                            |  | \$ <u>18,262,000</u> |
| 9.12 Short-term investments           |  | \$ _____             |
| 9.13 Mortgages                        |  | \$ _____             |
| 9.14 Cash                             |  | \$ _____             |
| 9.15 Other admissible invested assets |  | \$ _____             |
| 9.16 Total                            |  | \$ <u>18,262,000</u> |
- 9.2 List below segregate funds held for others by the reporting entity, set apart in special accounts and excluded from entity assets and liabilities. (These funds are also included in Schedule E – Part 1D Summary, and the "From Separate Accounts, Segregated Accounts and Protected Cell Accounts" line on Page 2 except for escrow funds held by Title insurers).
- |   |  |                 |
|---|--|-----------------|
| 9.21 Custodial funds not included in this statement were held pursuant to the governing agreements of custody in the amount of: |  | \$ <u>1,847</u> |
| These funds consist of:   |  |                 |
| 9.22 In cash on deposit   |  | \$ <u>1,847</u> |
| 9.23 Other forms of security  |  | \$ _____        |

**FIVE – YEAR HISTORICAL DATA**

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

	1	2	3	4	5
	2009	2008	2007	2006	2005
<b>Source of Direct Title Premiums Written (Part 1A)</b>					
1. Direct operations (Part 1A, Line 1, Col. 1)	891,860	7,618,066	2,264,749	6,680,199	7,326,039
2. Non-affiliated agency operations (Part 1A, Line 1, Col. 2)	75,417				
3. Affiliated agency operations (Part 1A, Line 1, Col. 3)		15,034,501	59,156,995	117,649,207	154,423,271
4. Total	967,277	22,652,567	61,421,744	124,329,406	161,749,310
<b>Operating Income Summary (Page 4 &amp; Part 1)</b>					
5. Premiums earned (Part 1B, Line 3)	4,266,248	25,094,378	61,872,009	121,385,684	156,300,175
6. Escrow and settlement service charges (Part 1A, Line 2)	4,725	67,548		346,942	1,148,011
7. Title examinations (Part 1C, Line 1)		27,050	10,190	9,254	53,797
8. Searches and abstracts (Part 1C, Line 2)					
9. Surveys (Part 1C, Line 3)					
10. Aggregate write-ins for service charges (Part 1C, Line 4)	41,992	(24,375)	(113,597)		
11. Aggregate write-ins for other operating income (Page 4, Line 2)					
12. Total operating income (Page 4, Line 3)	4,312,965	25,164,601	61,768,602	121,741,880	157,501,983
<b>Statement of Income (Page 4)</b>					
13. Net operating gain or (loss) (Line 8)	665,647	(10,484,415)	(3,550,844)	3,354,669	5,261,328
14. Net investment gain or (loss) (Line 11)	1,477,248	1,792,421	2,224,269	2,370,429	1,460,434
15. Total other income (Line 12)					
16. Federal and foreign income taxes incurred (Line 14)	487,900	(2,012,241)	(384,317)	1,900,817	2,260,588
17. Net income (Line 15)	1,654,995	(6,679,753)	(942,258)	3,824,281	4,461,174
<b>Balance Sheet (Pages 2 and 3)</b>					
18. Title insurance premiums and fees receivable (Page 2, Line 13, Col. 3)	43,019	1,475,513	41,109	39,905	1,418,508
19. Total admitted assets excluding segregated accounts (Page 2, Line 24, Col. 3)	42,400,834	41,530,433	51,191,665	53,203,328	45,661,443
20. Known claims reserve (Page 3, Line 1)	4,532,393	6,990,407	4,183,408	3,855,297	2,009,312
21. Statutory premium reserve (Page 3, Line 2)	18,261,871	21,597,063	24,027,403	24,477,668	21,533,946
22. Total liabilities (Page 3, Line 21)	24,707,956	29,258,232	28,424,123	28,455,054	24,222,437
23. Capital paid up (Page 3, Lines 23 + 24)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
24. Surplus as regards policyholders (Page 3, Line 30)	17,692,878	12,272,201	22,767,542	24,748,274	21,439,006
<b>Cash Flow (Page 5)</b>					
25. Net cash from operations (Line 11)	133,651	(7,411,514)	(3,226,126)	8,742,946	9,544,730
<b>Percentage Distribution of Cash, Cash-Equivalents and Invested Assets (Page 2, Col. 3) (Item divided by Page 2, Line 10, Col. 3) x 100.0</b>					
26. Bonds (Line 1)	95.6	80.5	80.6	77.6	80.0
27. Stocks (Lines 2.1 & 2.2)		0.2	0.3	0.5	9.1
28. Mortgage loans on real estate (Line 3.1 and 3.2)				2.4	0.0
29. Real estate (Lines 4.1, 4.2 & 4.3)		1.7	1.4		
30. Cash, cash equivalents and short-term investments (Line 5)	4.4	17.6	17.2	19.5	10.9
31. Contract loans (Line 6)					
32. Other invested assets (Line 7)					
33. Receivable for securities (Line 8)		0.0	0.4		
34. Aggregate write-ins for invested assets (Line 9)					
35. Subtotals cash, cash equivalents and invested assets (Line 10)	100.0	100.0	100.0	100.0	100.0
<b>Investments in Parent, Subsidiaries and Affiliates</b>					
36. Affiliated bonds (Sch. D Summary, Line 12, Col. 1)					
37. Affiliated preferred stocks (Sch. D, Summary, Line 18, Col. 1)					
38. Affiliated common stocks (Sch. D, Summary, Line 24, Col. 1)					
39. Affiliated short-term investments (subtotals included in Schedule DA Verification, Col. 5, Line 10)					
40. Affiliated mortgage loans on real estate					
41. All other affiliated					
42. Total of above Lines 36 to 41					
43. Percentage of investments in parent, subsidiaries and affiliates to surplus as regards policyholders (Line 42 above divided by Page 3, Line 30, Col. 1 x 100.0)					

**FIVE – YEAR HISTORICAL DATA**

(Continued)

	1	2	3	4	5
	2009	2008	2007	2006	2005
<b>Capital and Surplus Accounts (Page 4)</b>					
44. Net unrealized capital gains or (losses) (Line 18)	23,544	(10,517)	(27,722)	(354,947)	8,503
45. Change in nonadmitted assets (Line 21)	4,999,747	(7,854,322)	725,155	(414,176)	186,890
46. Dividends to stockholders (Line 28)					
47. Change in surplus as regards policyholders for the year (Line 31)	5,420,677	(10,495,341)	(1,980,732)	3,309,268	4,685,893
<b>Losses Paid and Incurred (Part 2A)</b>					
48. Net payments (Line 5, Col. 4)	4,184,589	8,964,076	6,674,737	4,935,486	1,668,051
49. Losses and allocated LAE incurred (Line 8, Col. 4)	1,726,574	11,771,076	7,002,848	6,781,471	2,483,037
50. Unallocated LAE incurred (Line 9, Col. 4)	134,177	661,498	1,462,962		
51. Losses and loss adjustment expenses incurred (Line 10, Col. 4)	1,860,751	12,432,574	8,465,810	6,781,471	2,483,037
<b>Operating Expenses to Total Operating Income (Part 3)(%)</b> (Line item divided by Page 4, Line 3 x 100.0)					
52. Personnel costs (Part 3, Line 1.5, Col. 4)	8.8	14.2	1.5	2.4	3.8
53. Amounts paid to or retained by title agents (Part 3, Line 2, Col. 4)	1.5	53.2	85.6	87.0	88.1
54. All other operating expenses (Part 3, Lines 24 minus 1.5 minus 2, Col. 4)	31.1	24.8	4.9	2.4	3.2
55. Total (Lines 52 to 54)	41.4	92.3	92.0	91.7	95.1
<b>Operating Percentages (Page 4)</b> (Line item divided by Page 4, Line 3 x 100.0)					
56. Losses and loss adjustment expenses incurred (Line 4)	43.1	49.4	13.7	5.6	1.6
57. Operating expenses incurred (Line 5)	41.4	92.3	92.0	91.7	95.1
58. Aggregate write-ins for other operating deductions (Line 6)					
59. Total operating deductions (Line 7)	84.6	141.7	105.7	97.2	96.7
60. Net operating gain or (loss) (Line 8)	15.4	(41.7)	(5.7)	2.8	3.3
<b>Other Percentages</b> (Line item divided by Part 1B, Line 1.4 x 100.0)					
61. Losses and loss expenses incurred to net premiums written (Page 4, Line 4)	199.9	54.9	13.8	5.5	1.5
62. Operating expenses incurred to net premiums written (Page 4, Line 5)	191.9	102.4	92.6	89.8	92.6

NOTE: If a party to a merger, have the two most recent years of this exhibit been restated due to a merger in compliance with the disclosure requirements of SSAP No. 3, Accounting Changes and Correction of Errors?

Yes [ ] No [ X ]

If no, please explain:

N/A

**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	59,436			162	59,274	1,456				1,277		
2. 2000	7,270	26,028			132	25,896	810				301		
3. 2001	11,479	41,348			95	41,253	305				(45)		
4. 2002	17,965	55,737			129	55,608	83				303		
5. 2003	45,626	128,118		58	290	127,886	2,191				433		
6. 2004	45,477	128,532		173	342	128,363	3,277				278		
7. 2005	55,440	161,749		1,202	65	162,886	6,894				3,199		
8. 2006	42,910	124,734		356		125,090	4,410				1,821		
9. 2007	22,223	61,422		(103)		61,319	2,744				1,323		
10. 2008	11,286	22,653	68	70	57	22,734	111				86		
11. 2009	472	967	(16)	47	20	978	86						
12. Totals	X X X	810,724	52	1,803	1,292	811,287	22,367				8,976		

	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	1,316	89	2,822	118	3				429			1
2. 2000	430	51	1,162	83	34				185			13
3. 2001	498	20	280	75					135			
4. 2002	200	5	391	90	105				119			40
5. 2003	1,081	208	2,832	152	342				510			129
6. 2004	1,398	299	3,854	223	86				1,040			32
7. 2005	733	524	10,617	352	856				2,526			322
8. 2006	1,054	570	6,801	353	2,267				1,998			854
9. 2007	70	385	4,452	172	747				2,433			281
10. 2008		95	292	25	92				1,478			35
11. 2009		13	99						85			
12. Totals	6,780	2,259	33,602	1,643	4,532				10,938			1,707

	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 ((Cols. 14+23+26)/[Cols. 2+4])	31 Net Basis ((Cols. 14+23+29)/Col. 6)				
1. Prior	433	4	3,165			3,165	5.476	5.491	X X X			433
2. 2000	232	1	1,330			1,330	5.356	5.383	19.175			232
3. 2001	135	2	395			395	1.004	1.006	3.615			135
4. 2002	264	7	610			610	1.175	1.178	3.646			264
5. 2003	981	11	3,476			3,476	2.975	2.982	8.357			981
6. 2004	1,158	27	4,681			4,681	3.894	3.905	11.021			1,158
7. 2005	3,704	88	13,475			13,475	8.789	8.792	25.832			3,704
8. 2006	5,119	114	10,496			10,496	9.529	9.529	27.779			5,119
9. 2007	3,461	59	7,247			7,247	12.905	12.905	35.607			3,461
10. 2008	1,605	10	1,767			1,767	8.348	8.344	16.808			1,605
11. 2009	85		171			171	18.146	18.814	38.983			85
12. Totals	17,177	323	46,813			46,813	X X X	X X X	X X X		X X X	17,177

## SCHEDULE T - EXHIBIT OF PREMIUMS WRITTEN

### Allocated by States and Territories

States, Etc.	1	2	Direct Premiums Written			6	7	8	9	10
			3	Agency Operations						
				4	5					
Active Status	Premium Rate (b)	Direct Operations	Non-affiliated Agencies	Affiliated Agencies	Other Income	Direct Premiums Earned	Direct Losses Paid	Direct Losses Incurred	Direct Losses Unpaid	
1. Alabama	AL	N								
2. Alaska	AK	N								
3. Arizona	AZ	L	AI	3,154		525	15,703	1,412,121	575,248	1,105,221
4. Arkansas	AR	N								
5. California	CA	L	AI	887,867	75,417	46,192	4,317,958	2,666,576	1,188,769	3,069,894
6. Colorado	CO	N								
7. Connecticut	CT	N								
8. Delaware	DE	N								
9. District of Columbia	DC	N								
10. Florida	FL	L	R				4,737	1,642	(3,500)	3,253
11. Georgia	GA	N					(76,421)			
12. Hawaii	HI	N						26	(3,125)	
13. Idaho	ID	N								
14. Illinois	IL	N								
15. Indiana	IN	N								
16. Iowa	IA	N								
17. Kansas	KS	N								
18. Kentucky	KY	N								
19. Louisiana	LA	N								
20. Maine	ME	N								
21. Maryland	MD	N						752	(770)	
22. Massachusetts	MA	N								
23. Michigan	MI	N						9,507	10,000	493
24. Minnesota	MN	N								
25. Mississippi	MS	N								
26. Missouri	MO	N								
27. Montana	MT	N								
28. Nebraska	NE	N								
29. Nevada	NV	L	AI	839			16,775	82,834	(23,239)	353,532
30. New Hampshire	NH	N								
31. New Jersey	NJ	N								
32. New Mexico	NM	N								
33. New York	NY	L	O							
34. North Carolina	NC	N								
35. North Dakota	ND	N								
36. Ohio	OH	N								
37. Oklahoma	OK	N						11,131	(6,809)	
38. Oregon	OR	N								
39. Pennsylvania	PA	L	O							
40. Rhode Island	RI	N								
41. South Carolina	SC	N								
42. South Dakota	SD	N								
43. Tennessee	TN	N								
44. Texas	TX	L	AI				(12,504)			
45. Utah	UT	N								
46. Vermont	VT	N								
47. Virginia	VA	N							(10,000)	
48. Washington	WA	N								
49. West Virginia	WV	N								
50. Wisconsin	WI	N								
51. Wyoming	WY	N								
52. American Samoa	AS	N								
53. Guam	GU	N								
54. Puerto Rico	PR	N								
55. U.S. Virgin Islands	VI	N								
56. Northern Mariana Islands	MP	N								
57. Canada	CN	N								
58. Aggregate Other Alien	OT	XXX	XXX							
59. Totals	(a) 7	XXX		891,860	75,417	46,717	4,266,248	4,184,589	1,726,574	4,532,393

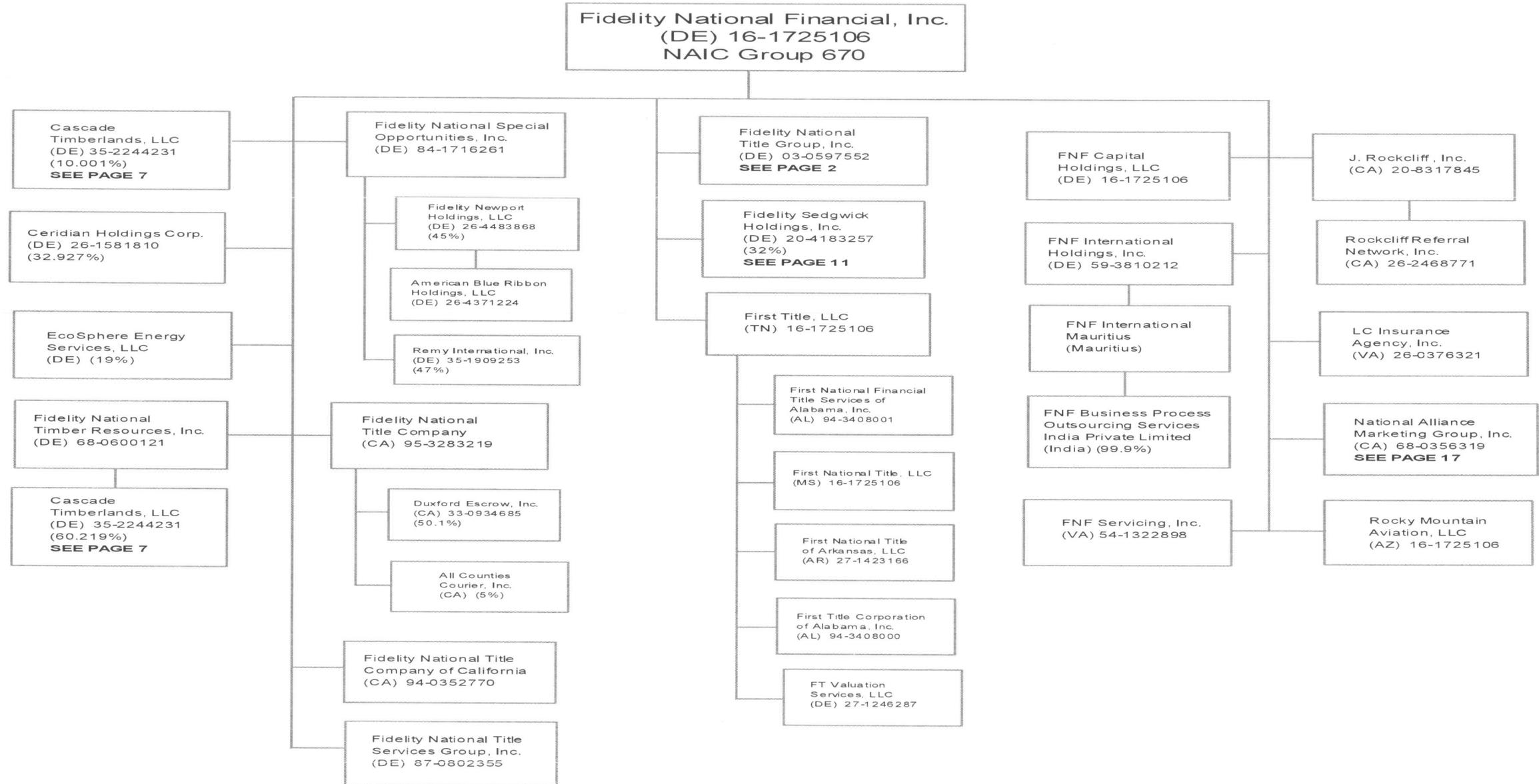
DETAILS OF WRITE-INS										
5801.	XXX									
5802.	XXX									
5803.	XXX									
5898. Summary of remaining write-ins for Line 58 from overflow page	XXX	XXX								
5899. Totals (Lines 5801 through 5803 plus 5898) (Line 58 above)	XXX	XXX								

(a) Insert the number of L 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

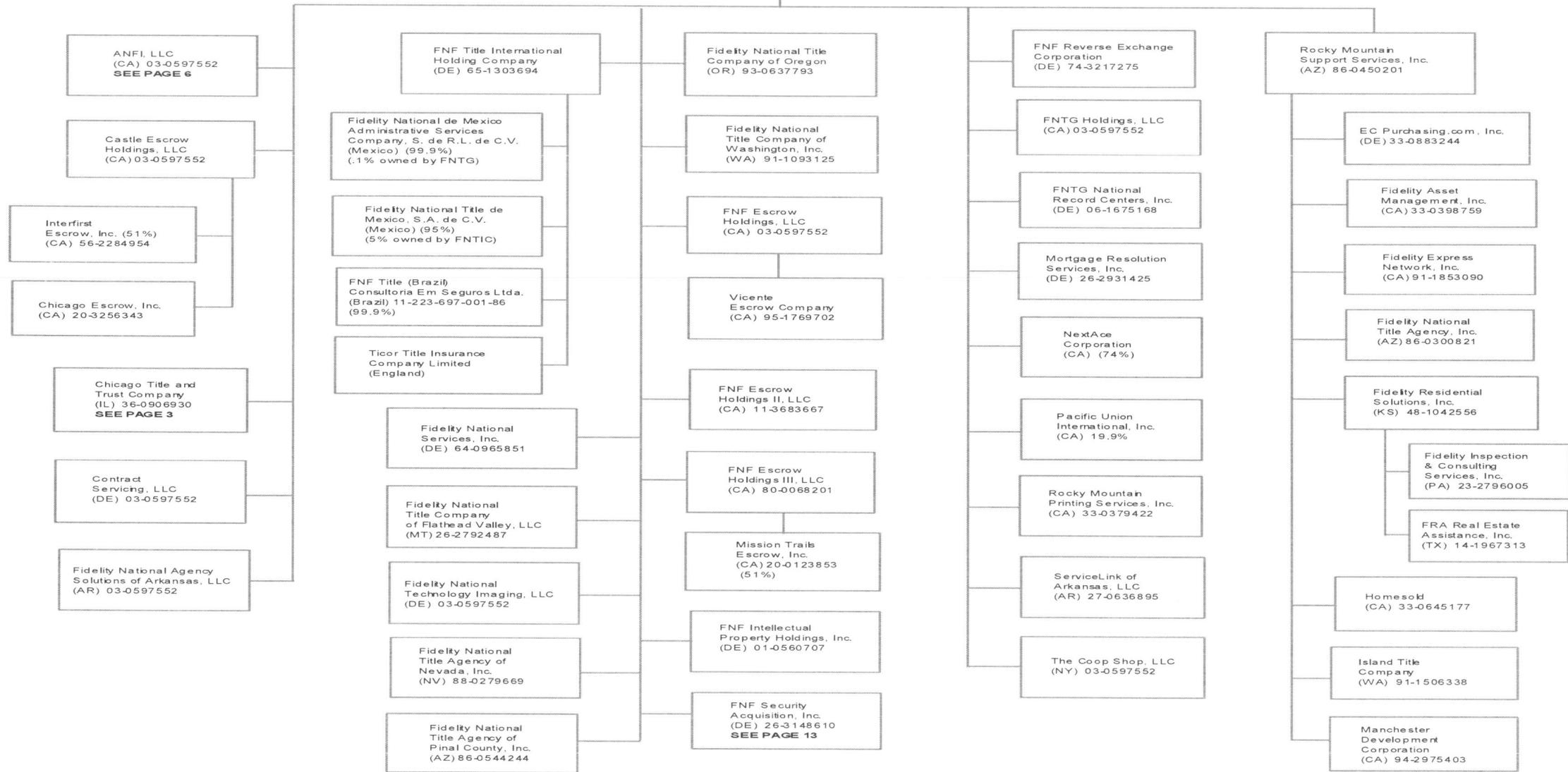
### PART 1 - ORGANIZATIONAL CHART



# SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

## PART 1 - ORGANIZATIONAL CHART

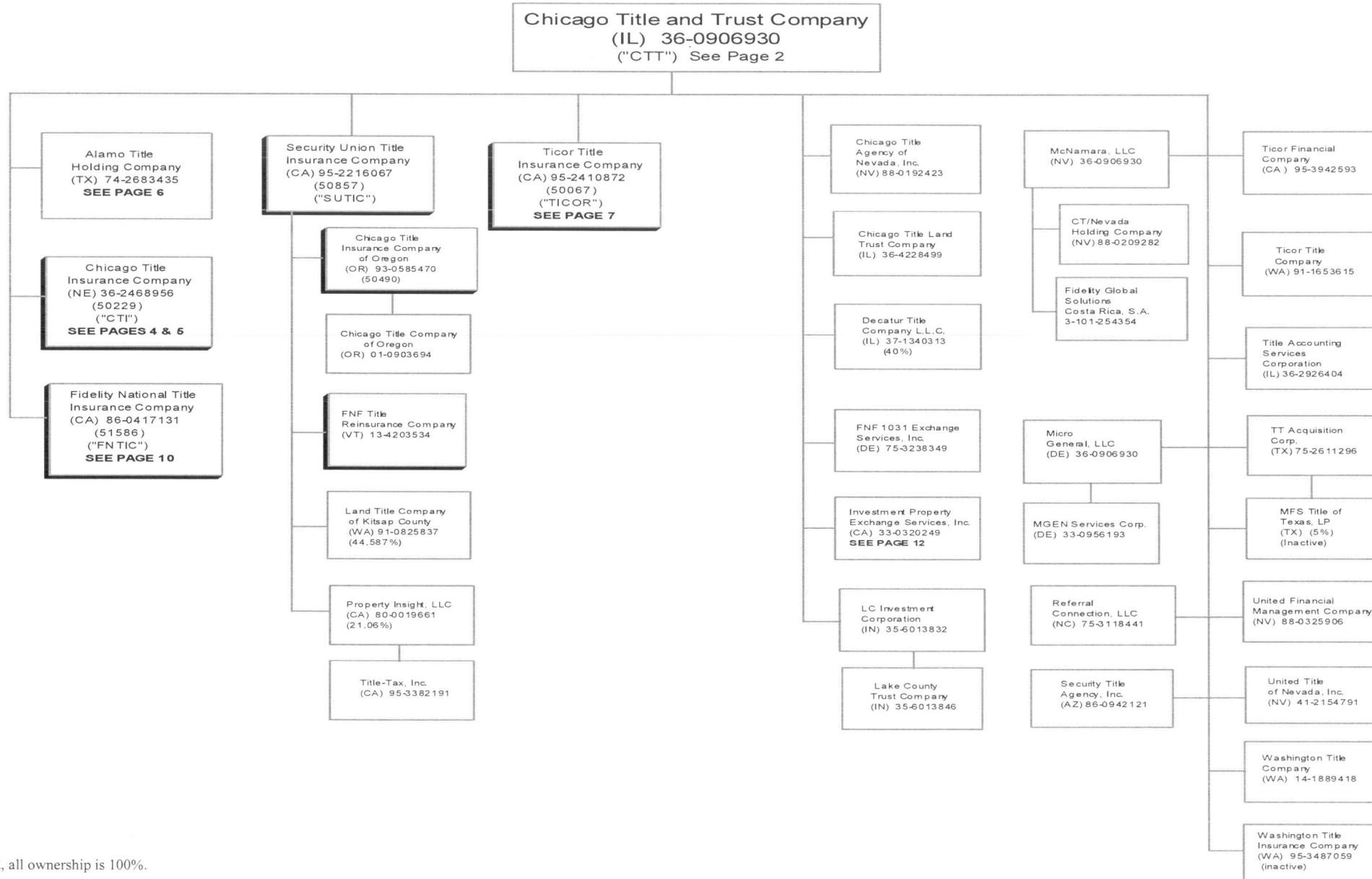
Fidelity National Title Group, Inc.  
(DE) 03-0597552  
("FNTG") See Page 1



39.1

# SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

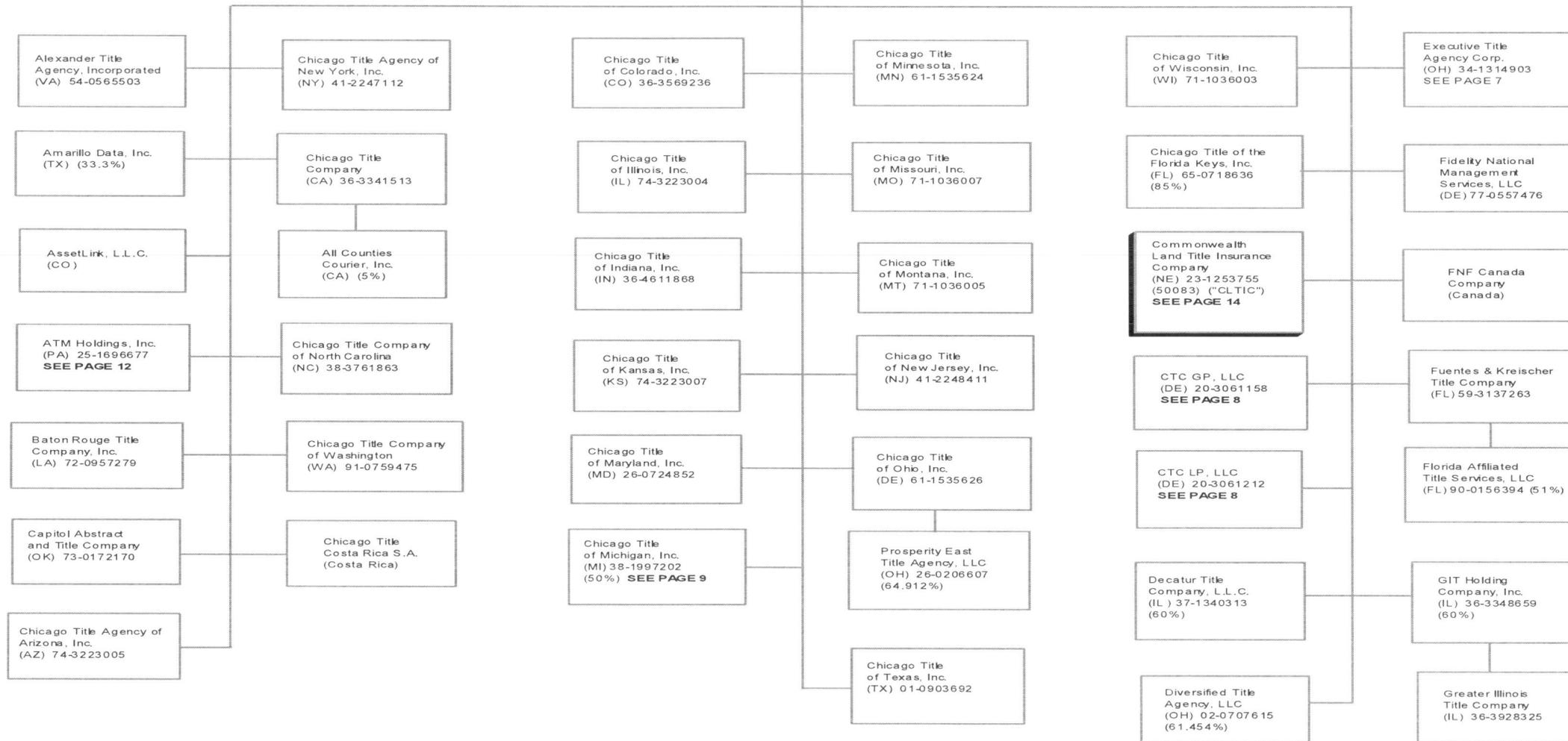
## PART 1 - ORGANIZATIONAL CHART



# SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

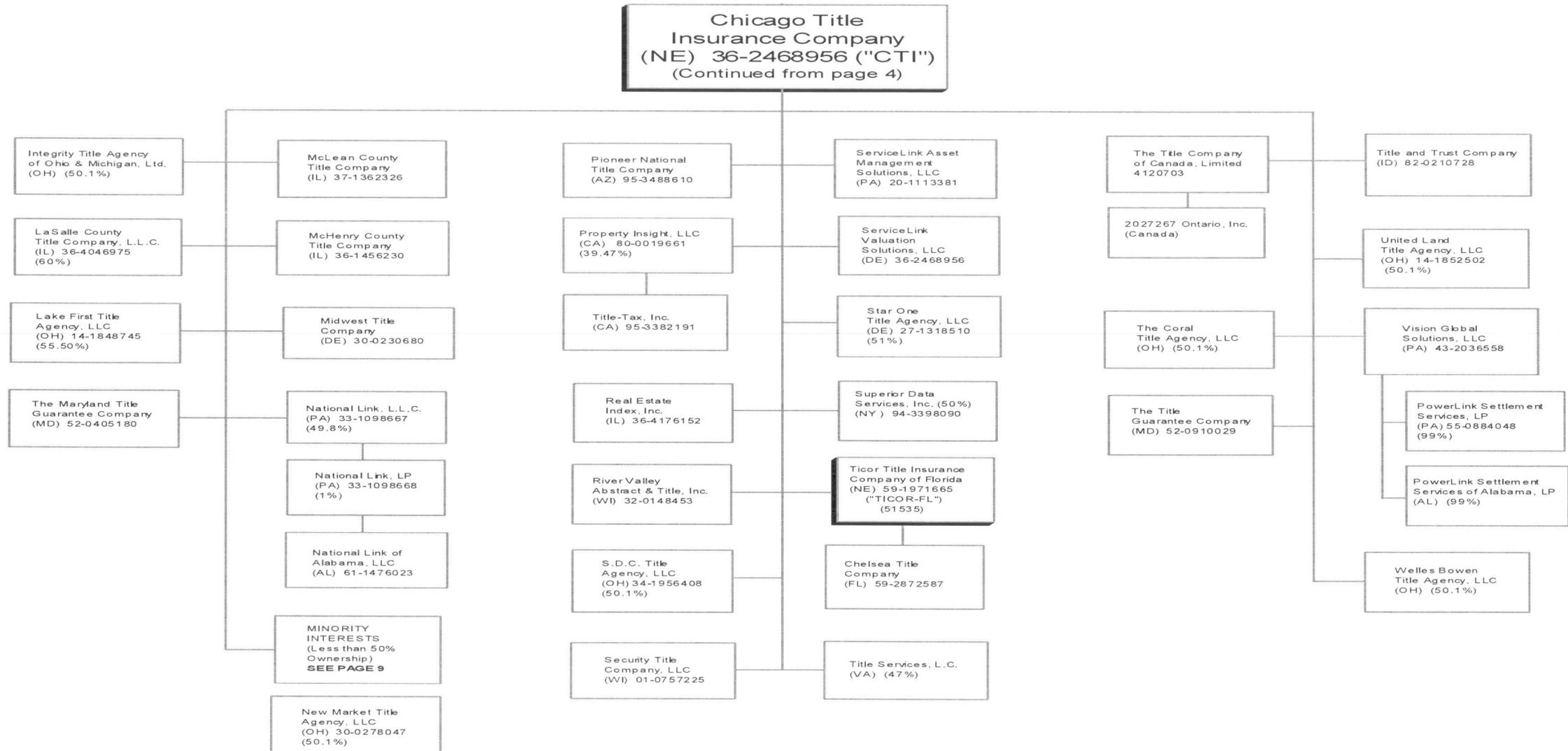
## PART 1 - ORGANIZATIONAL CHART

Chicago Title  
Insurance Company  
(NE) 36-2468956 ("CTI")  
(See page 3) (Continued on Page 5)



# SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

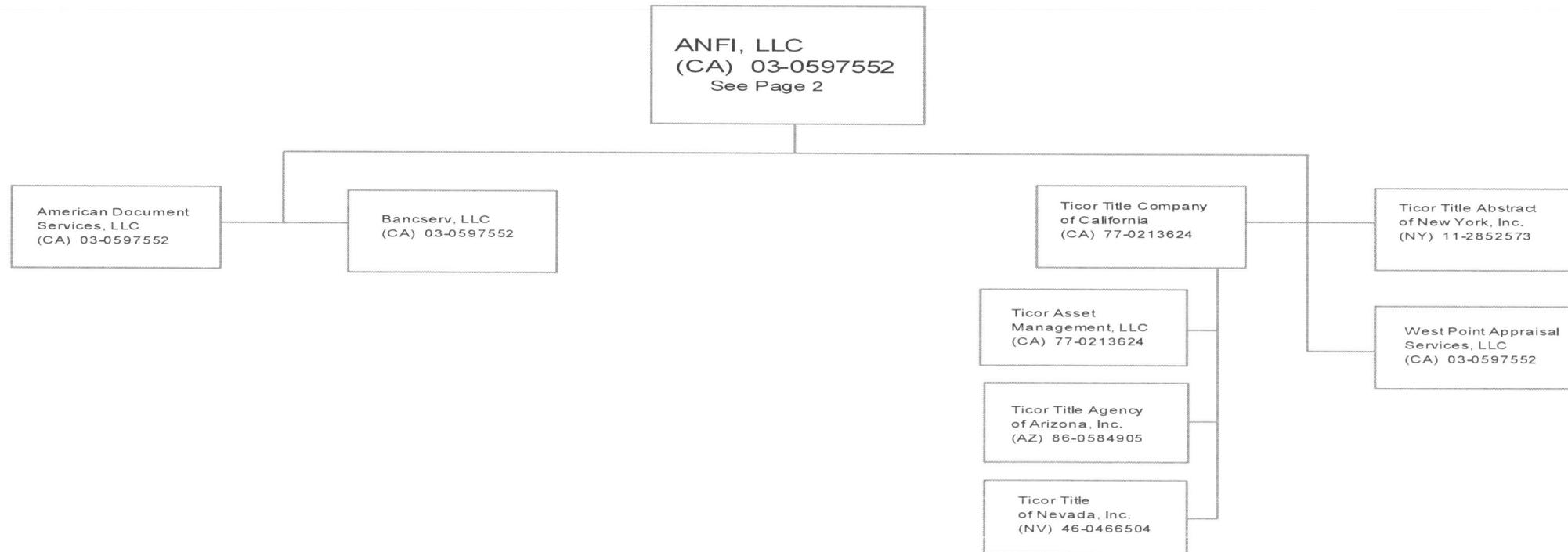
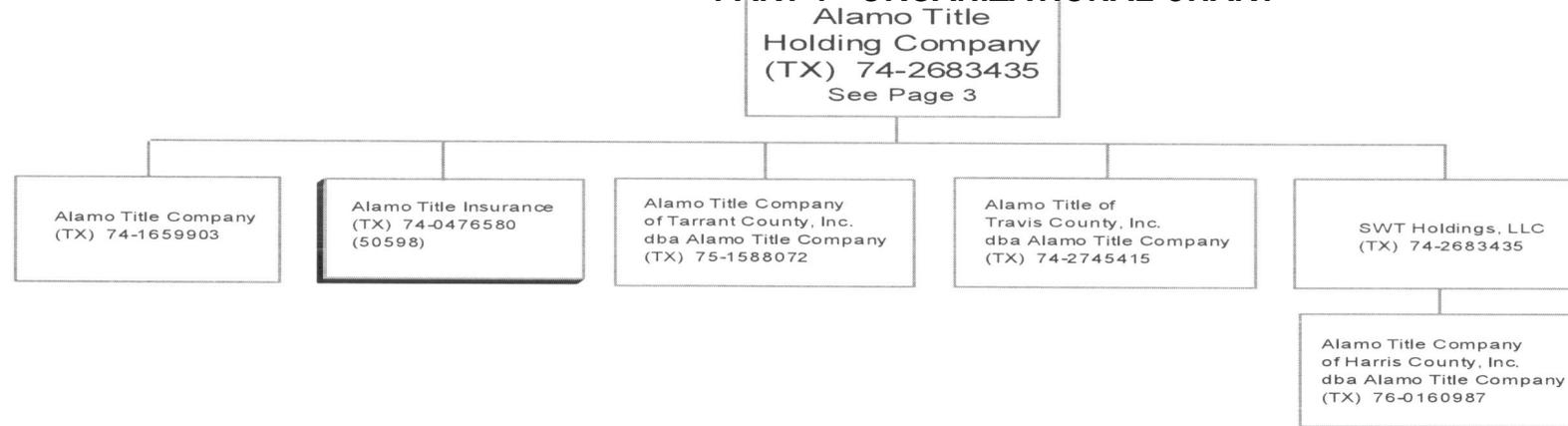
## PART 1 - ORGANIZATIONAL CHART



394

## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

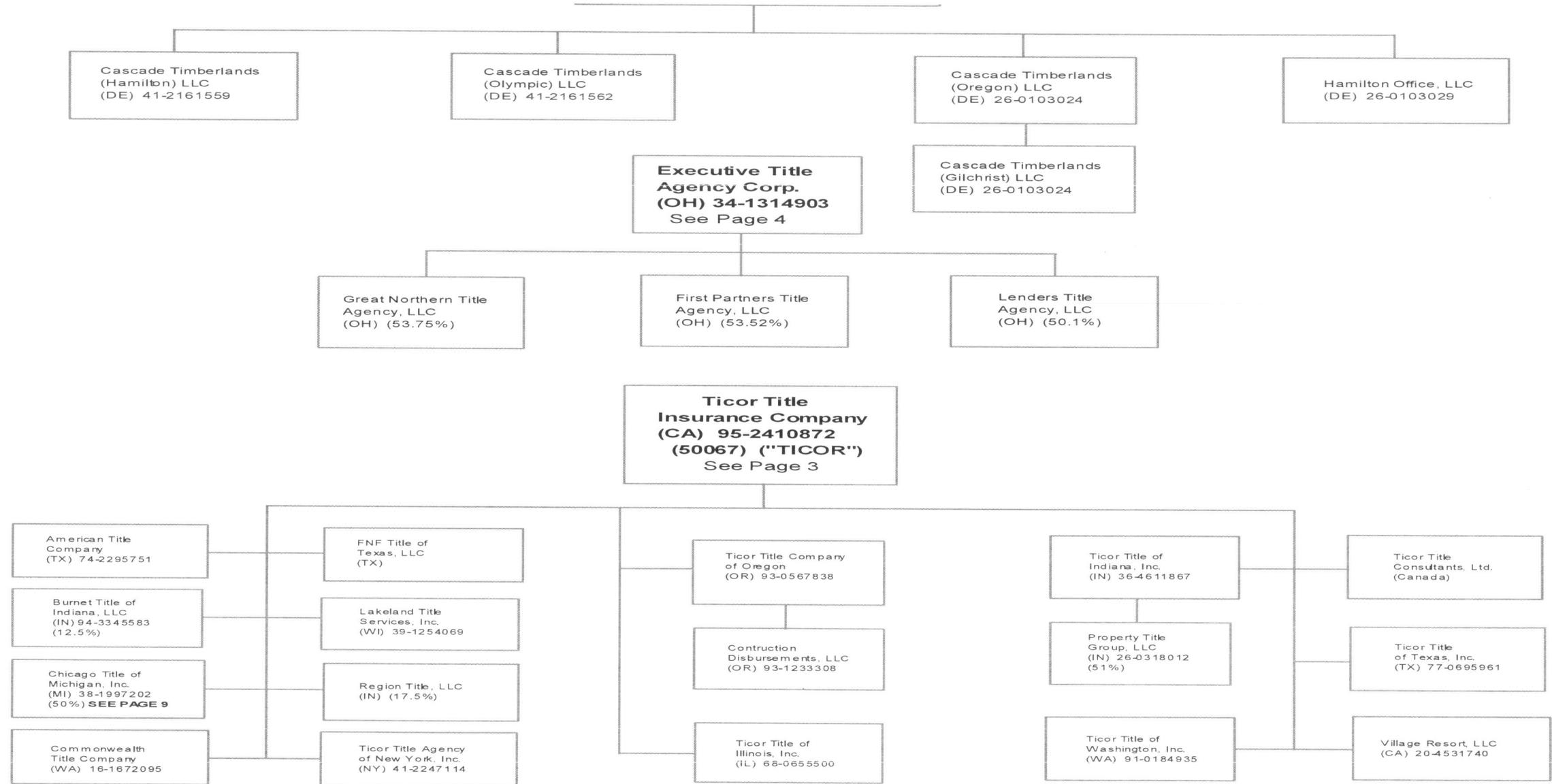
### PART 1 - ORGANIZATIONAL CHART



## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

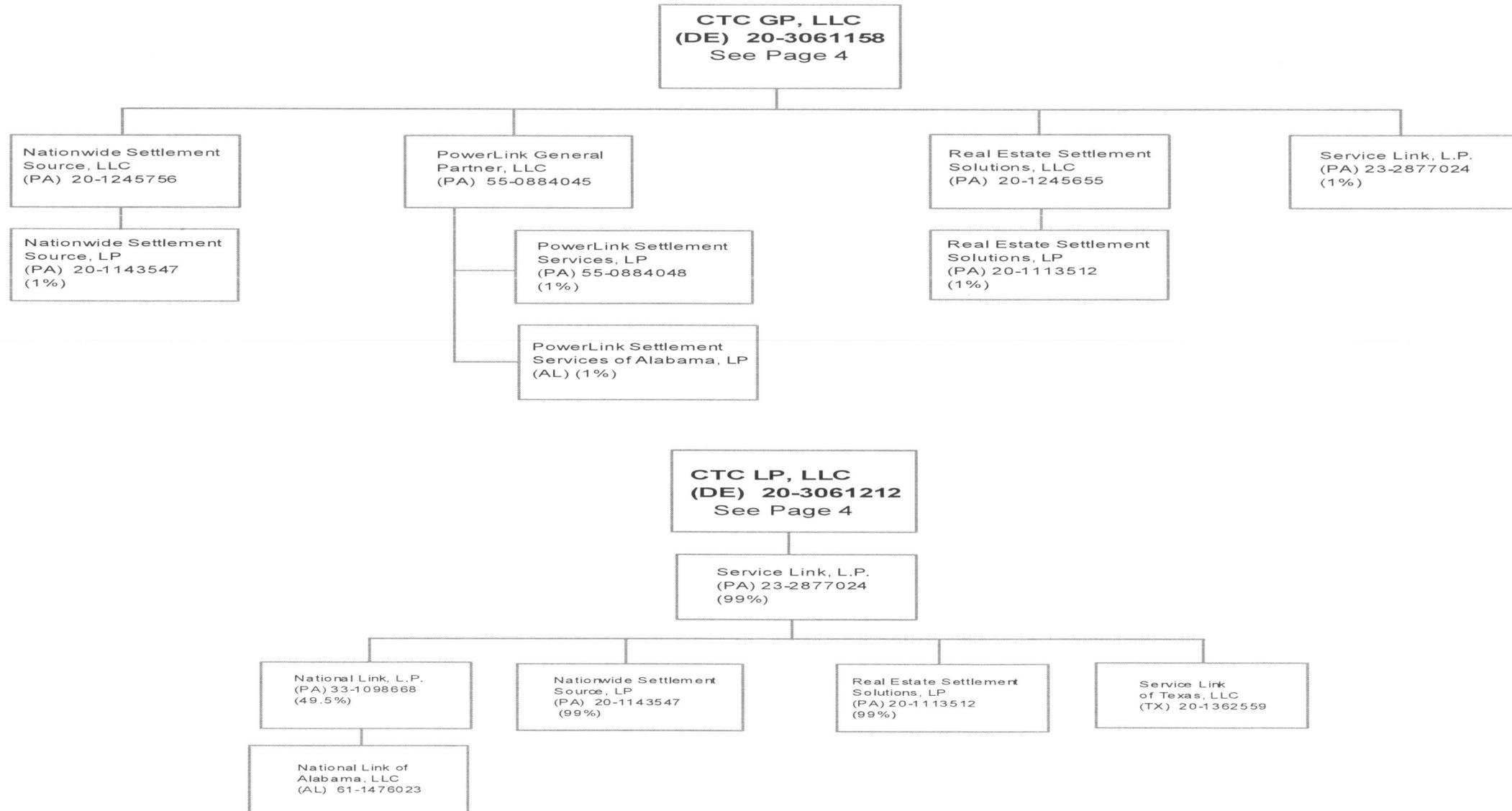
### PART 1 - ORGANIZATIONAL CHART

Cascade Timberlands, LLC (DE) (70.22% total ownership)



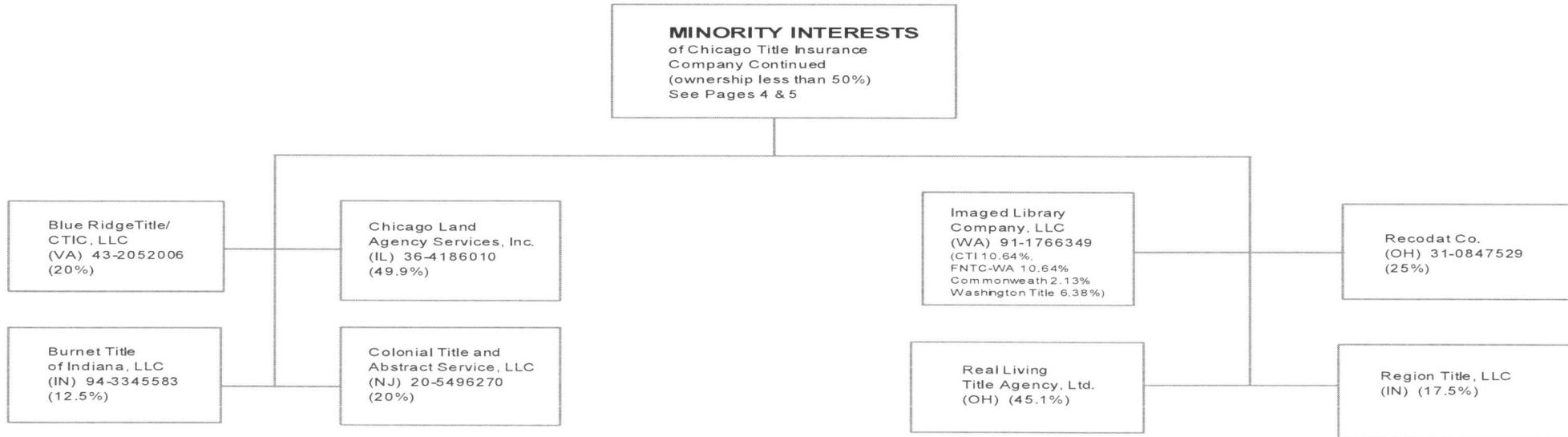
## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

### PART 1 - ORGANIZATIONAL CHART



## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

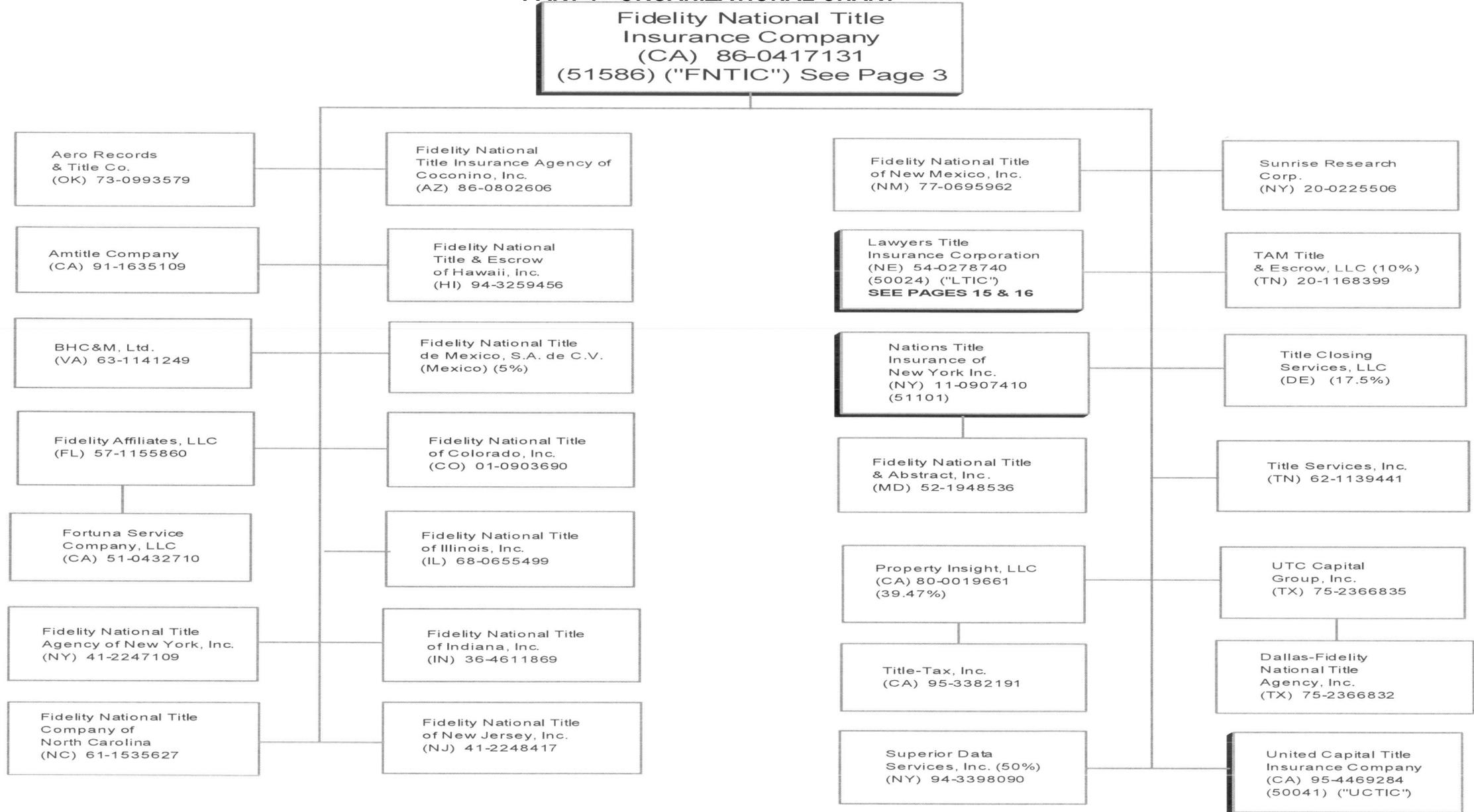
### PART 1 - ORGANIZATIONAL CHART



Unless otherwise noted, all ownership is 100%.

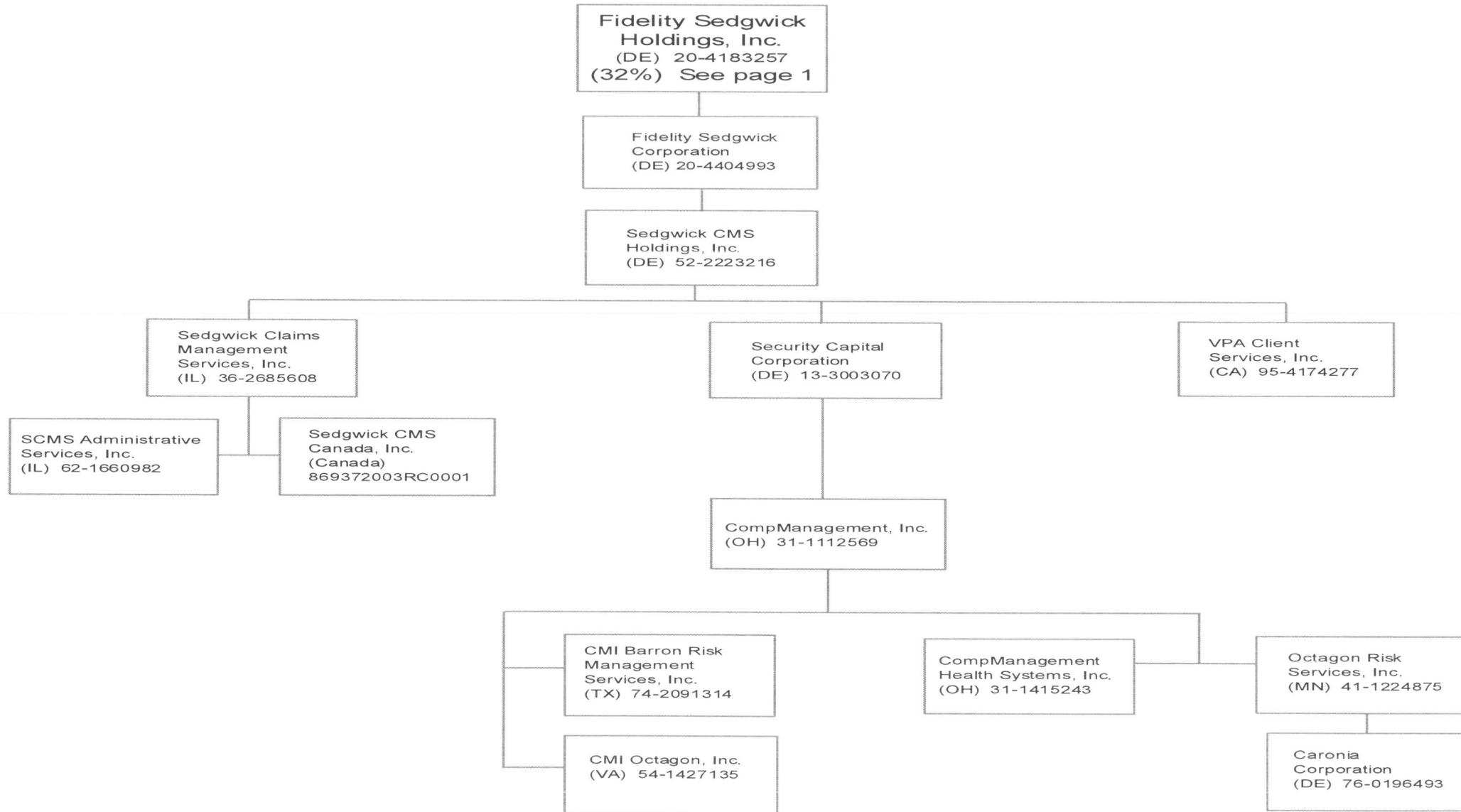
## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

### PART 1 - ORGANIZATIONAL CHART



## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

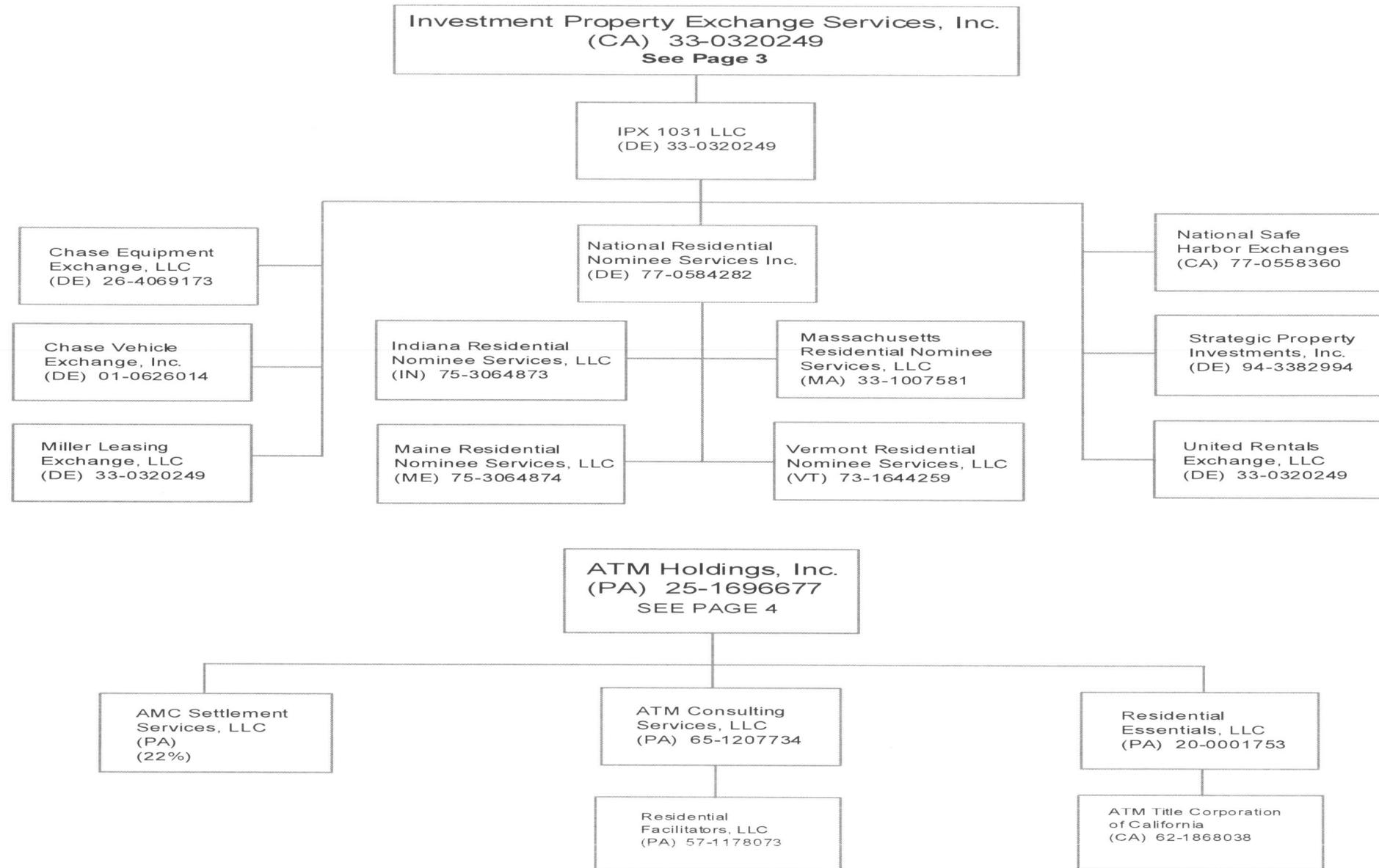
### PART 1 - ORGANIZATIONAL CHART



39.10

## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

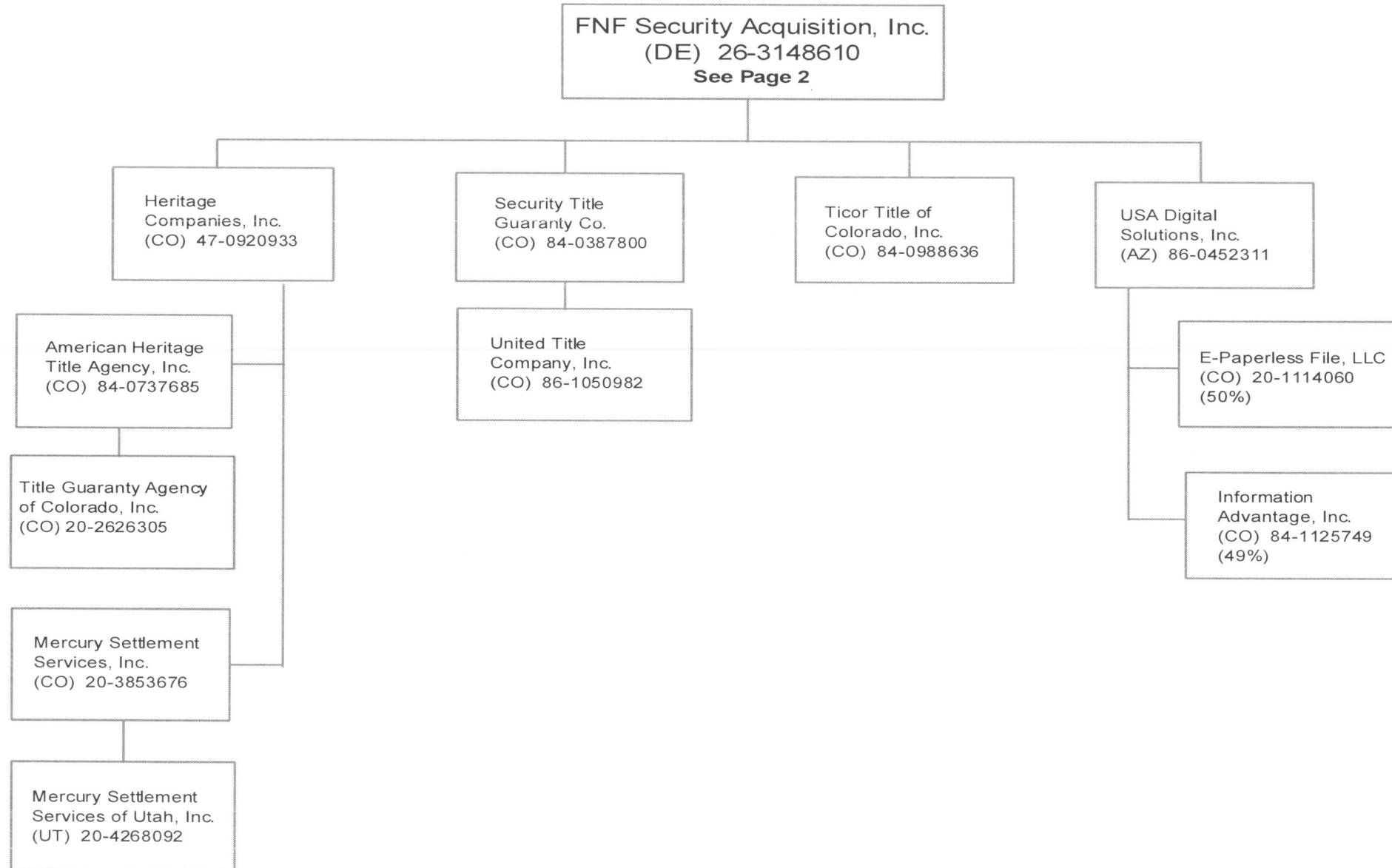
### PART 1 - ORGANIZATIONAL CHART



39.11

## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

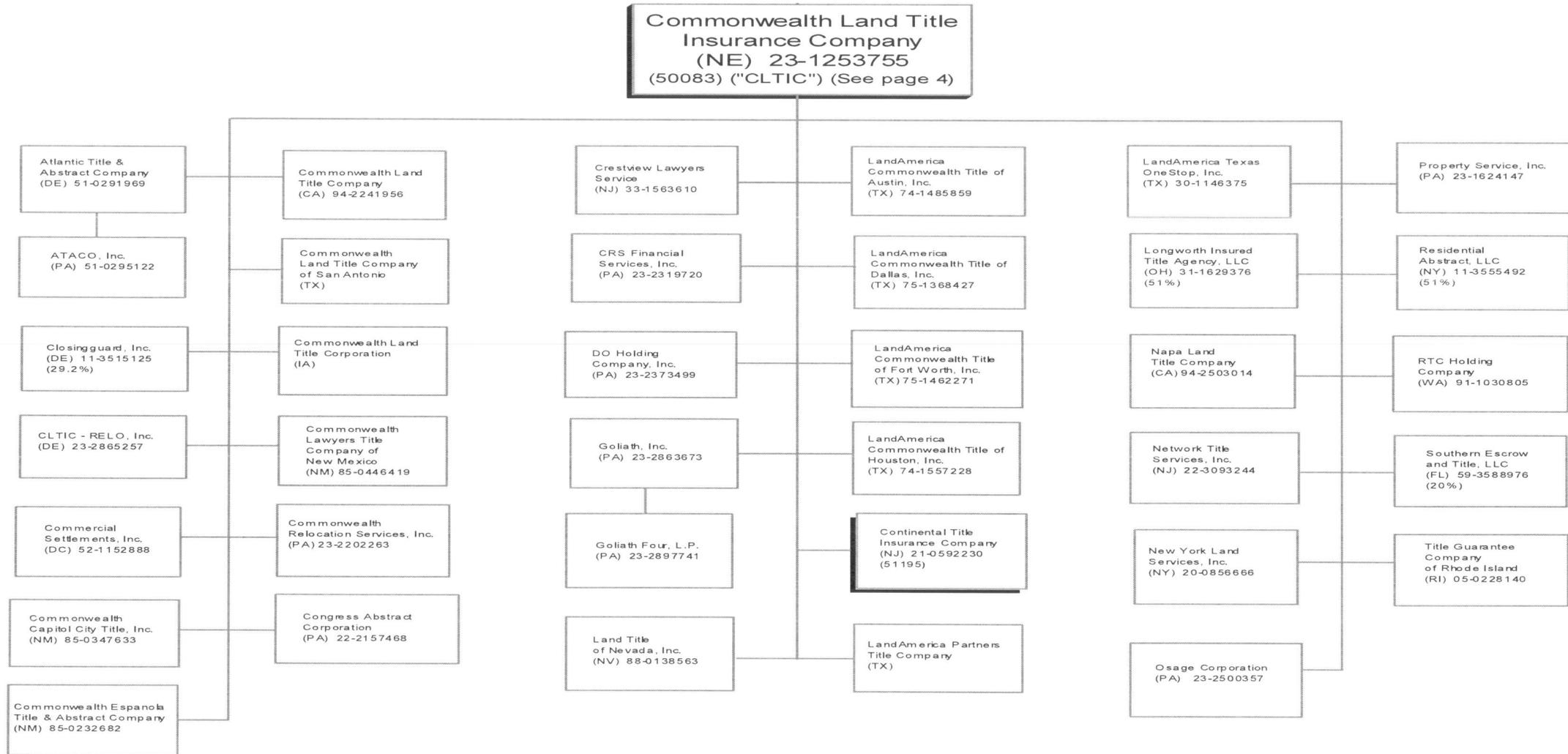
### PART 1 - ORGANIZATIONAL CHART



39.12

## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

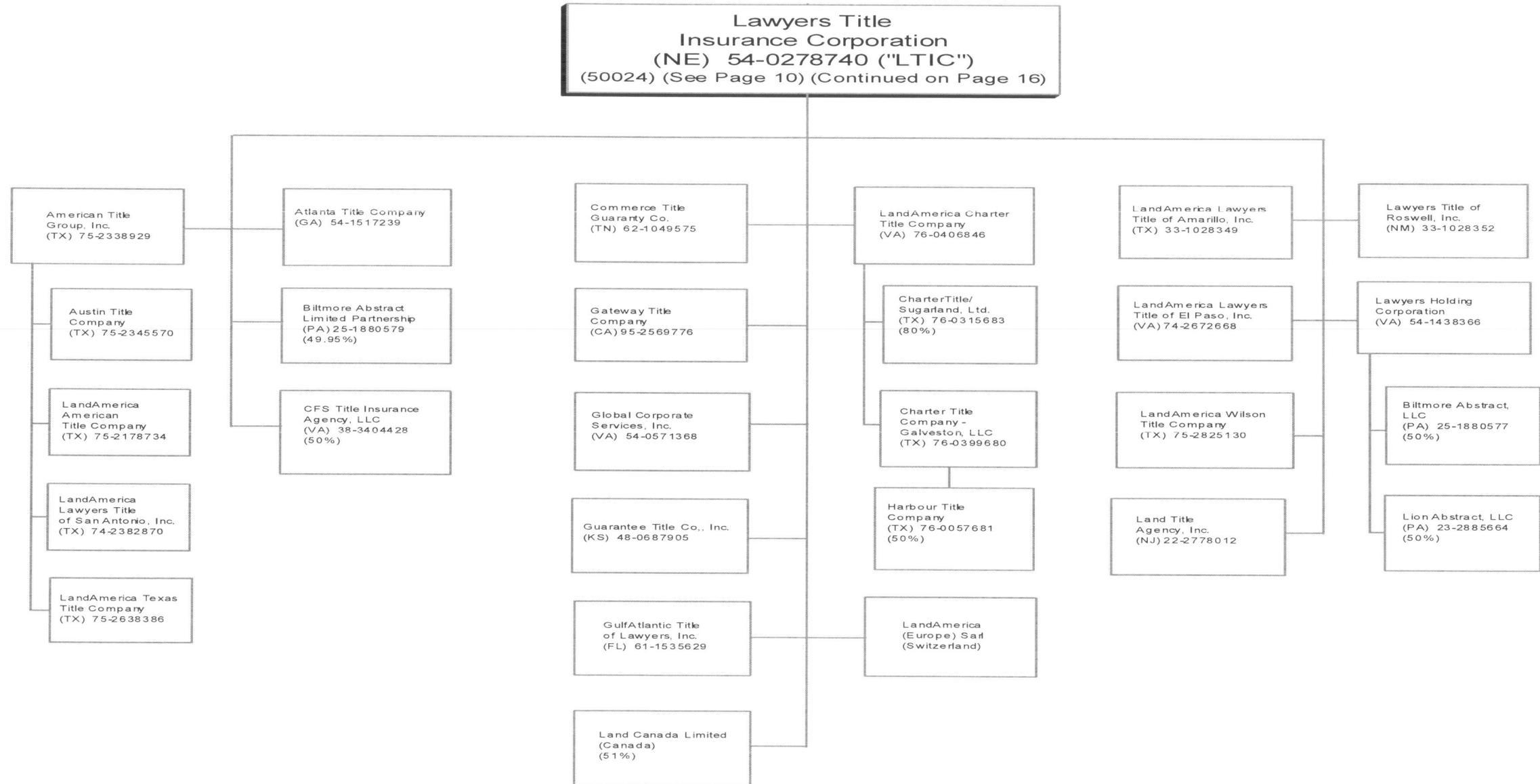
### PART 1 - ORGANIZATIONAL CHART



39.13

## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

### PART 1 - ORGANIZATIONAL CHART

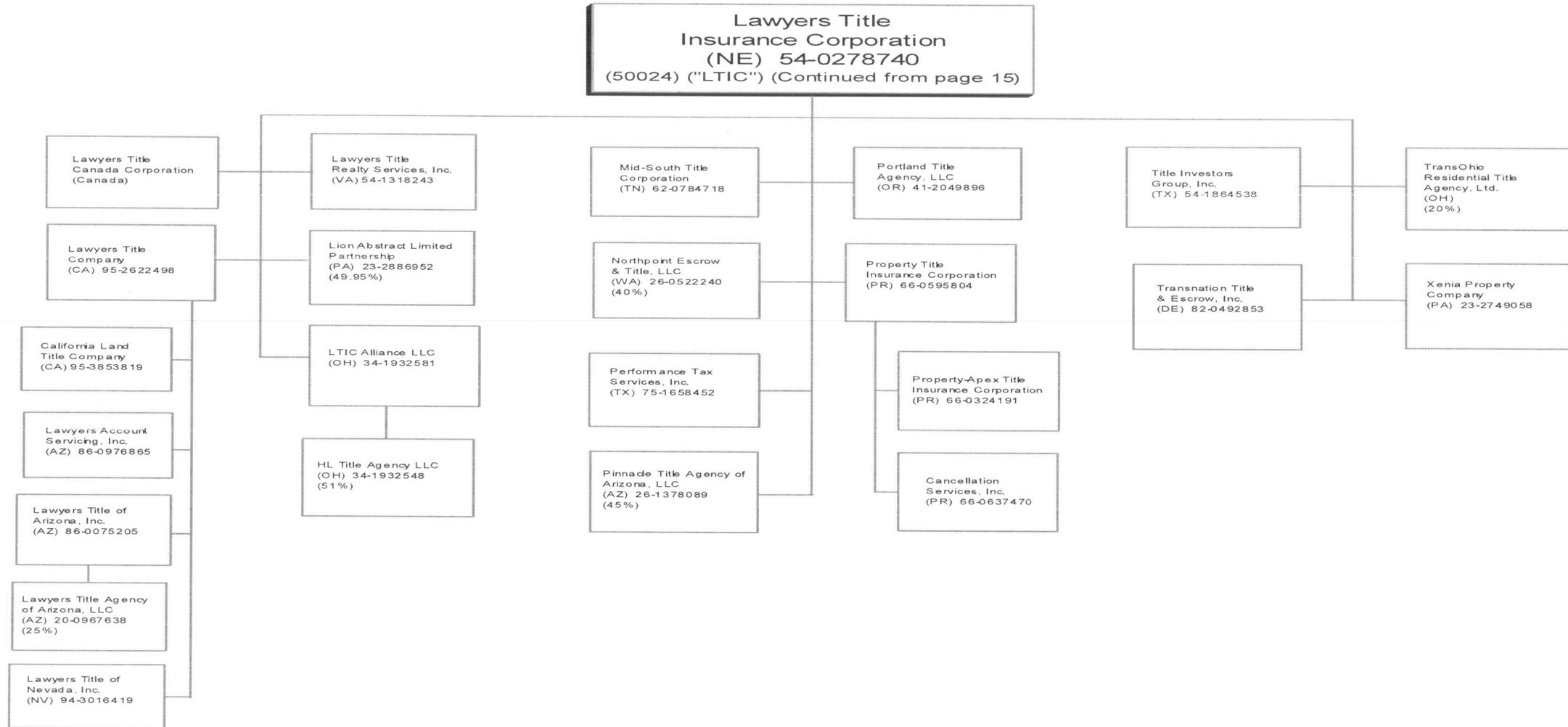


39.14

# SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

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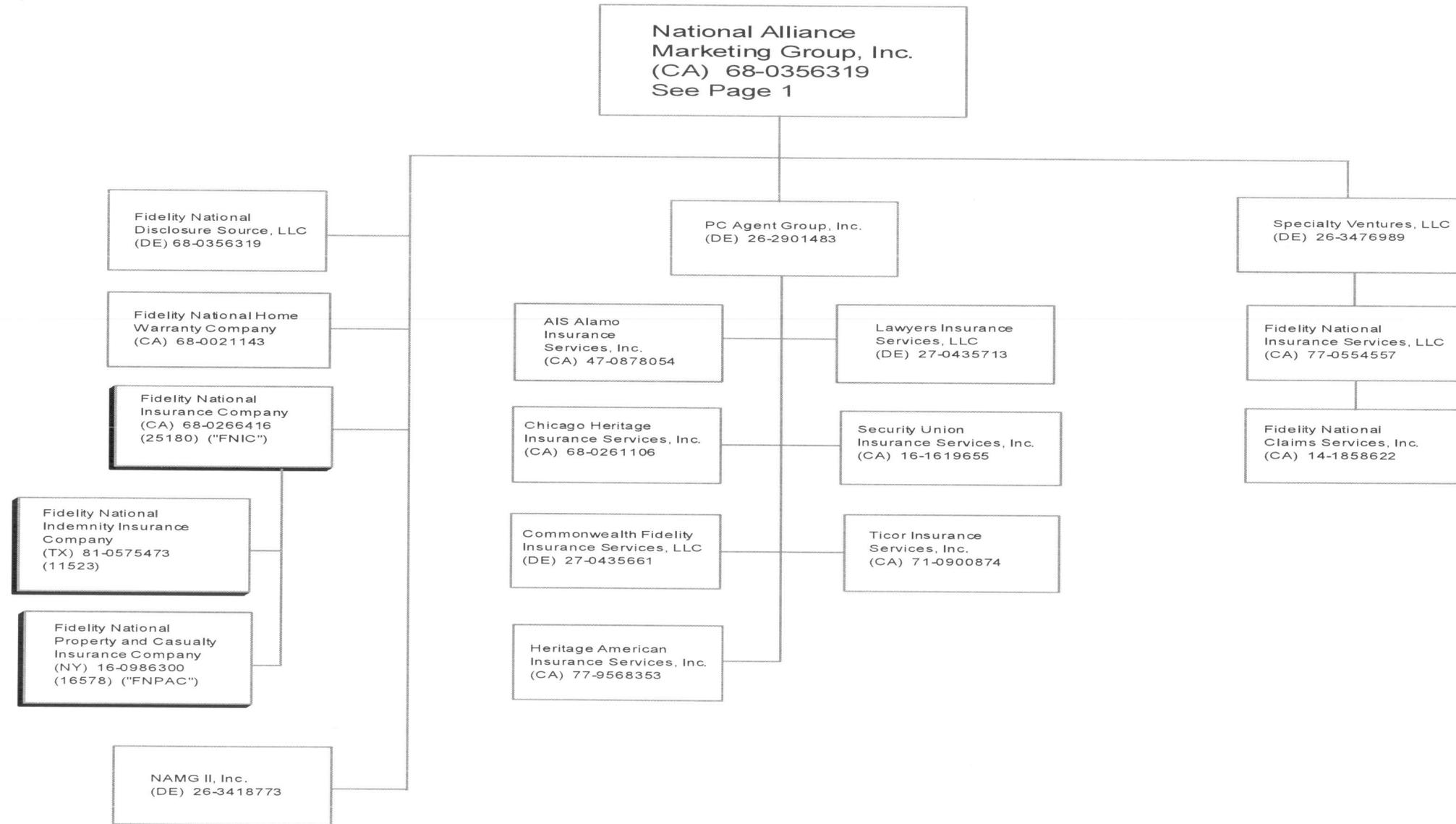
## PART 1 - ORGANIZATIONAL CHART



39.15

## SCHEDULE Y - INFORMATION CONCERNING ACTIVITIES OF INSURER MEMBERS OF A HOLDING COMPANY GROUP

### PART 1 - ORGANIZATIONAL CHART



39.16

**OVERFLOW PAGE FOR WRITE-INS**

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