

BIOGRAPHY FOR MARGARET T. LING, ESQ.
SENIOR COUNSEL: BIG APPLE ABSTRACT CORP.

Margaret T. Ling is from New York City and has been a Real Estate Attorney since 1986. Currently, Margaret is Senior Counsel at Big Apple Abstract Corp. where she underwrites and processes residential, commercial, and new construction projects throughout New York City and New York State. Her previous legal professional experience includes private real estate practice and Title Underwriting Counsel both on the Underwriter and New York State Agency Levels.

Margaret received her Bachelor of Arts degree in History, Cum Laude and Dean's List from Barnard College – Columbia University and her Juris Doctor degree from New York Law School.

Margaret currently serves as both the Development Director and Co-Chairman of the Real Estate Committee of the Asian American Bar Association of New York. . Margaret was also a former Board of Director. In 2013, Margaret was awarded the “Most Valuable Player Award” for outstanding dedication and service to the legal community.

In 2018, Margaret was appointed to the Executive Council to The Network of Bar Leaders in New York State. Margaret also is Co-Chairman of the Asian Practice Committee of the New York County Lawyer's Association; Member of the Korean American Lawyers Association of Greater New York; Member of the Nassau County Bar Association where she is active on the Real Property and Diversity and Inclusion Committees; Member of the National Asian Pacific American Bar Association where she is an Alumnae of the Collaborative Bar Leadership Academy. Member of the New York State Bar Association;

Margaret is a Board of Director of the Asian Real Estate Professional Association; Board of Director of the Asian Alumnae Association of Columbia University; a Former Board of Director of the New York Law School Alumnae Association. She was the 2010 recipient of the New York Law School Award for Distinguished Service in Diversity and Progress.

When Margaret is not being a busy attorney, she is passionate about her golf. She is a member of the United States Golf Association; a Certified Golf Coach with the First Tee Program of Metropolitan New York-Plainfield Country Club Chapter. Since 2010, Margaret continues to be the PGA Pro Am and Special Events Chairman for the PGA Northern Trust formally The Barclays: Fed Ex Cup Golf Tournament. Margaret is also involved with the LPGA and since 2012, has been on the Pro Am Team for the LPGA Shoprite Acer Classic in Galloway, New Jersey,

MARGARET T. LING
ATTORNEY AT LAW

EDUCATION:

New York Law School

J.D. – February 1983

Admitted May 1986 – New York Supreme Court, Appel. Div, 2nd Dept.

Barnard College – Columbia University

A.B. History – May 1978 , Graduated Cum Laude & Dean’s List

LEGAL EXPERIENCE:

8/6/2018 to date

Big Apple Abstract Corp.

Bayside, New York

Senior Counsel: In charge of New York Division: Underwriting and clearing before closing including policy review; Bank Attorney review and review with Title Insurance Underwriters for Hi Liability and open title exceptions. Responsible for New York Business Development and Company Continuing Legal Education Events;

10/1/2017 to 4/27/18 :

MacGregor Abstract Corp

Valley Stream, New York

Senior Underwriting Counsel: Reading, Clearing, Underwriting Residential And Commercial files; responsible for New York Business Development; and Company Continuing Legal Education Events.

4/1/2017 to 9/2017

New York Title Services

New York, New York

Senior Underwriting Counsel: Reading; Clearing; Underwriting Residential Commercial files including underwriting questions; preparation of Pro Formas and coordination of closing files with Sellers/Sponsors Attorneys/ Purchaser’s Attorneys/Banks; post closing review of all escrow agreements and Escrow releases; client and business development including CLE/Networking Events.

10/1/16-2/1/2017`

Hudson One Title Agency

Ridgefield, New Jersey

Senior Underwriting Counsel: responsible for reading, clearing and all title underwriting for New York and New Jersey files; processing all files for closing including policy review; post escrow matters; planning and strategic planning for client and business development.

5/2/16- 8/30/2016

Menicucci Villa Cilmi PLLC:

Staten Island, New York

Senior Attorney: handling residential real estate transactions from contract to closing including new construction and resale of houses, condominiums and cooperative apartments; real estate litigation including title insurance claims and litigation; involved with Residential Banking Department; involved with the Business Development Team: marketing strategy; presentation of Continuing Legal Education Seminars and planning and execution of firm events.

3/23/15-3/1/2016

First Nationwide Title Agency, LLC

Uniondale, New York

Vice President & Senior Counsel: responsible for all title underwriting and clearance on all open title files in the Residential Division; processing files for closing including review of all title policies for correct rate calculation and Affirmative language; post escrow and recording matters; assist FNTA Marketing and Sales Team in planning, coordinating, speaking and presenting FNTA Client Continuing Legal Education Events;

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| 8/11/14- 3/13/15 | <p>Skyline TRG Title Agency New York, New York Senior Underwriting Counsel: responsible for all legal title underwriting on all open files; title clearance; processing files for closing; post-closing escrow and policy matters; member of business and marketing development team; lead and present the monthly strategy and sales meetings; chosen and currently training for TRG "LEAP" Management Program: oversee and supervise Legal Department; Member of the TRG National Diversity Council;</p> |
| 4/1/14-8/1/14 | <p>The Great American Title Agency White Plains, New York Senior Underwriting Counsel: responsible for all legal title underwriting on all open residential and commercial title files; title reader and title clearance; coordinating and processing files for closing; post-closing escrow and policy matters; planning; organizing; presenting CLEs; member of business development team.</p> |
| 7/30/12 to 3/14/14 | <p>Summit Associates New York, New York Senior Counsel: responsible for all legal title underwriting for residential and commercial files; including reading abstracts and title clearance and coordinating and monitoring closings; post-closing escrow and policy matters; also responsible for New York and New Jersey marketing and business development.</p> |
| 11/1/11 to 7/23/12 | <p>First American Title National Commercial Services New York, New York Account Executive and Counsel: responsible for title sales and marketing including New York Attorneys, Law Firms, Banks, and Real Estate Development Firms with a focus on the Asian market.</p> |
| 2/9/10 to 10/31/11 | <p>Landstar Title Agency, Inc. Carle Place, New York Vice President and Counsel: responsible for all legal title underwriting; monitoring all transactions including reading abstracts, title clearance; monitoring closings an review of all files with attorneys and Underwriter; responsible for business development and marketing for New York and New Jersey.</p> |
| 2/1/10-9/10/2010 | <p>First American Title Insurance Company Uniondale, New York Claims Counsel: responsible for claims for First American Title Insurance Agents and Direct Operation: processing and resolving in house files; Coordinating and monitoring retained counsel on litigation files.</p> |
| 6/09 to 1/31/2010 | <p>Couch Braunsdorf Insurance Group Liberty Corner, N.J. Vice President & Counsel: responsible for all New York title underwriting to the Title Division; business development and underwriting for Professional Liability Insurance Division with specific focus on New York Attorney and Title Agent market.</p> |
| 7/08 to 4/1/09 | <p>Liberty Title Agency, LLC New York, New York Senior Counsel & National Coordinator: responsible for title underwriting of commercial, residential and multistate national properties including reading title reports, surveys, all title clearance ; monitoring closings and coordinating and reviewing all facets of the transaction including responding to and processing all bank, bank attorney, attorney, and national counsel underwriting requirements;</p> |
| 8/06 to 7/08 | <p>Ticor Title Insurance Company Westbury, New York</p> |

Assistant Vice President & NYS Agency Counsel: providing underwriting and legal support for Ticor's NYS agents; processing of all Letters of Indemnification on closed files; review and approval of all Hi Liability Files; responsible for field underwriting agent audits; presentation and preparation of Ticor Agency Seminars to Ticor agents; review and processing of foreclosure and inquiry claim files in conjunction with Fidelity Title Group Claims Division;

11/06 to 7/08

Fidelity National Title Group **New York, New York**
New York Multicultural Liaison : education and training of company associates (Fidelity Title; Ticor Title; Chicago Title) in understanding the diversity of the emerging multicultural NYC real estate market; participation as member and panelist of Fidelity Title's Multicultural Team at National Multicultural Conferences including the Annual Conference of Asian Real Estate Association; the National Legislative Conference of the National Association of Hispanic Real Estate Professionals; Annual Conference of the National Association of Real Estate Brokers; and the Ris Media Annual Leadership Conference. **Position was concurrent with Ticor, above.**

4/01 to 7/06:

Stewart Title Insurance Company **New York, New York**
NYS Agency & Underwriting Counsel : providing underwriting support for Stewart's 300 agents and Stewart Branch Offices; processing all Letters of Indemnification and closed clearance for other Underwriter's agents; responsible for review, processing and approval of Over Limits Policies & Reinsurance for New York State and United Kingdom (England, Ireland & Scotland); performing start up audits and field underwriting audits for existing agents; processing all foreclosure and inquiry claim files in conjunction with Claims Department; involvement in all Stewart Agency Marketing events; preparation and presentation at Stewart Agent Seminars and CLE Seminars sponsored by Stewart agents.

11/99 to 4/01:

Intracoastal Abstract Co., Inc. **Floral Park, New York**
Legal Counsel: title reader and clearance; responding to all client underwriting questions; responsible for monitoring all closings; review of all escrow agreements and releases;

8/97 to 11/99

Titleserv Inc. and New York Settlement Corp. **Plainview, New York**
Legal Counsel: title reader and clearance; managed Champion Mortgage and Greenpoint Mortgage Corporation Accounts; processed all claims and Litigation files with Underwriter's Counsel; answered all Attorney and Underwriter title and legal questions; review of all escrow agreements and releases; acted as closing attorney for Settlement Division.

2/95 to 8/97

CHM Abstract Land Research Corporation **New York, New York**
Legal Counsel: title reader and clearance; monitored and attended all commercial closings; Responsive to Attorney title and legal questions.

5/86 to 2/95

Law Office of Margaret T. Ling
Attorney: in private practice specializing in residential and commercial Real estate law; business and corporate transactions; immigration law;

CURRENT ACTIVITIES:

- (A) **ASIAN AMERICAN BAR ASSOCIATION OF NEW YORK:** (see www.aabany.org)
:2018: Development Director; Former Board of Director; Co-Chairperson of the

Real Estate Committee; Former Co-Chairperson of Asia Practice Committee

Certified CLE Presenter; Plan; Coordinate and Present 12-16 Real Estate CLE Networking Events with Banks; Real Estate Attorneys; Realtors; and Real Estate Development Firms; 2013 Recipient of Most Valuable Board Member Award; As Development Director: responsible for Corporate and Law Firm Sponsor Outreach for AABANY Annual Events and Gala.

- (B) **NEW YORK COUNTY LAWYERS ASSOCIATION:** (see www.nycla.org): **Co-Chair of Asian Practice Committee.** Plan and Coordinate Meetings and Events to address the needs of the Asian Attorney and the Emerging Global Market in New York; Committee consists of both New York Attorneys and Attorneys from Asia.
 - (C) **NASSAU COUNTY BAR ASSOCIATION:** Member of the Diversity and Inclusion Committee and the Real Property Committee;
 - (D) **NATIONAL DIVERSITY COUNCIL:** (see www.tristatediversitycouncil.org): Member
 - (E) **NATIONAL ASIAN PACIFIC AMERICAN BAR ASSOCIATION:** Member and Participant since 2014 at the Annual Collaborative Bar Leadership Academy sponsored by American Bar Association Diversity and Inclusion Division in partnership with National Hispanic Bar Association; National Bar Association; National Native American Bar Association;
 - (F) **ASIAN REAL ESTATE ASSOCIATION OF AMERICA: NEW YORK EAST CHAPTER:** (see www.areaa.org) **Former Board of Director:** Coordinates and plans real estate events for real estate professionals concerning the Asian community including first time home ownership; affordable housing; commercial development; understanding the foreign purchase; ethics and the real estate professional;
 - (G) **NEW YORK STATE BAR ASSOCIATION:** (see www.nysba.org) **Member of Real Property Committee; Condo & Coop Committee; Member of Diversity Committee.**
 - (H) **NEW YORK STATE NETWORK OF BAR LEADERS: Executive Council and AABANY DELEGATE** representing AABANY at Network Bar Events
 - (I) **ASIAN PACIFIC LAWYERS OF NEW JERSEY:** (see www.apalanj.com) **Member of the Golf Committee and Professional Development Committee**
 - (J) **ASIAN COLUMBIA UNIVERSITY ALUMNAE ASSOCIATION:** Board of Director: Vice Chair of Mentorship Program;
 - (K) **NEW YORK CHINESE BANKER'S ASSOCIATION:** Associate Member and Member of the Program Committee.
 - (L) **ASIAN REAL ESTATE PROFESSIONAL ASSOCIATION:** Board of Director
 - (M) **BARNARD BUSINESS PROFESSIONAL WOMENS ASSOCIATION:** Member and Former Board of Director
 - (N) **Brooklyn Board of Real Estate: Advisory Board of Director and Member**
 - (O) **NEW YORK LAW SCHOOL: Former Board of Director: NYLS Alumnae Assen and Founder of New York Law School Asian Alumnae Group**
 - (P) **NEW YORK LAW SCHOOL ASIAN LAW STUDENTS ASSOCIATION:** Alumnae Volunteer on Career Panels and Mentoring of Law Students; 2010 Recipient of AALSA Diversity Award
 - (Q) **PGA BARCLAYS FED EX GOLF TOURNAMENT: 2008 to 2016: PGA Volunteer: Pro Am Committee Member: Since 2011: Chair of the Pro Am Committee: as selected By the PGA Tournament Director.**
 - (R) **LPGA: LPGA Volunteer: 2012 to date: LPA Shoprite Acer Pro Am Committee**
 - (S) **THE FIRST TEE PROGRAM of NEW JERSEY: Volunteer Golf Coach in the First Tee Program of New Jersey: since 2009: Plainfield Country Club**
 - (T) **2017 and 2018: PGA NORTHERN TRUST GOLF TOURNAMENT: Chair of Special Events and the Pro Am Tournament Committee**
 - (U) **2017 PRESIDENTS CUP: Liberty National Golf Course: Chair of Hon Observers**
- ASSOCIATIONS:** New York State Bar Association; New York County Lawyers Association; Nassau County Bar Association; Asian American Bar Association of New York; Asian Pacific Lawyers Association of New Jersey; Korean Lawyers of Greater New York; National Asian Pacific Bar Association; Barnard

Professional Business Women's Association; National Diversity Council ;Asian Real Estate Association of America; Chinese Real Estate Association; National Association of Hispanic Real Estate Professionals; National Association of Asian Professionals; New York Chinese Banker's Association; Columbia University Asian Alumnae Association; Columbia University Alumnae Association; New York Law School Alumnae Association; United States Golf Association; First Tee of Metropolitan New York and New Jersey; New Jersey Golf Foundation; United States Tennis Association; United States Tennis Foundation;

REFERENCES:

Upon Request