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PROFESSIONAL EXPERIENCE:

2005 to Present Appointed Adjunct Professor, Columbia University School of Law, 435 W. 116th St., New York, N.Y. 10027
Teaching course on Real Estate Transactions.

1979 to Present Professor of Law, Fordham University School of Law, 140 W. 62nd Street, New York, NY 10023

Responsible for teaching first year property, real estate financing law, and advanced real estate investment and financing techniques. Organized advanced real estate law curriculum. Also served as Chairman of the Tenure, Promotions and Reappointment Committee between 1991 and 1995.

1972 to 1979 Professor of Law, Marshall-Wythe School of Law, College of William and Mary, Williamsburg, Virginia.

Responsibilities included teaching first year course in property, real estate financing, urban land use, partnership taxation, and legal accounting.

1970 to 1972 Senior Attorney, Office of General Counsel, New York Life Insurance Company, New York, New York.

Responsibilities included furnishing all legal services in the acquisition and sale of real properties, and in the acquisition, servicing and foreclosure of mortgage loans involving shopping centers, office and apartment buildings in 23 states for the company's investment portfolio. Analyzed, negotiated and drafted legal documents (i.e., security instruments, ground and

occupancy leases, easement agreements). Prepared memoranda of law relating to real estate law and tax questions.

Adjunct Instructor, Fordham University, College of Business Administration, New York, New York.

1968 to 1969 Associate, Valicenti, Leighton, Reid & Pine, New York, New York

Responsible for research and writing as an associate in the area of tax and corporate law.

EDUCATION:

LL.M. in Tax Law, 1971, New York University School of Law. J.D., 1966, Harvard Law School, Cambridge, Massachusetts. A.B., Magna Cum Laude, 1963 George Washington University. Phi Beta Kappa in Junior year.

BOOKS:

1. THE LAW OF REAL ESTATE FINANCING by Michael Madison, Jeff Dwyer, and Steve Bender Volumes 1&2 (Thomson-West) (3d ed.2004).
2. Modern Real Estate Finance and Land Transfer: A Transactional Approach, by Steve Bender, Celeste Hammond, Michael Madison, and Robert Zinman (Aspen 4th ed. 2008) (first ed. called Modern Real Estate Financing authored by Madison and Zinman).
4. THE LAW OF PROPERTY (Principles and Practice) by Michael Madison Custom published for classroom use at Fordham by Thompson/West(2005).

LAW REVIEW & JOURNAL ARTICLES:

1. Steven Bender and Michael Madison, *The Enforceability of Default Interest in Real Estate Mortgages*, 43 *Real Property Probate and Trust Journal* (2008).
2. Michael Madison, *The Real Properties of Contract Law*, 82 *BOSTON LAW REV.* 405 (April 2002).
3. Michael Madison, *Real Estate Market Updates 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994* (West Group) (27 printed page newsletter for West Group).
4. Michael Madison, 40 Semi-annual Supplements to *THE LAW OF REAL ESTATE FINANCING* between 1981 and 2005.
5. Michael Madison, *Sloppy Draftsmanship of Loan Commitment Letter: An Open Invitation for Litigation Against Real Estate Lenders* 22 *New York State Bar Association Real Prop. Law. Sec. Newsletter* (Summer, 1994).
6. Michael Madison, *Use of Deeds in Lieu of Foreclosure on Defaults and Workouts*, 20 *REAL ESTATE LAW J.* 247 (Winter 1992).
7. Michael Madison, *Commercial Mortgage-Backed Securities: New Means of Financing Development*, 1 *NEW YORK REAL ESTATE LAW REPORTER* 8 (July 1987).
8. Michael Madison, *Anatomy of a Real Estate Tax Shelter* in *TAX OPPORTUNITIES IN REAL ESTATE TRANSACTIONS* (1978) (Publication of the Joint Committee on Continuing Legal Education of the Virginia State Bar Association).
9. Michael Madison, *Financing Techniques* as Chapter 2 in *LANDLORD AND TENANT* (1978) (Publication of the Joint Committee on Continuing Legal Education of the Virginia State Bar Association).
10. Michael Madison, *Effects of the Tax Reform Act of 1976 on Real Estate Transactions* in *CURRENT PROBLEMS IN REAL ESTATE PRACTICE* (1977).

11. Michael Madison, *New Developments in the Taxation of Real Estate Partnerships* in REAL PROPERTY PROBATE & TRUST J. (Winter 1977).
12. Michael Madison, *Initial Pitfalls Associated with the Use of the Limited Partnership*, 22ND ANNUAL TAX CONFERENCE AT WILLIAM & MARY SCHOOL OF LAW at 1-27 (1977).
13. Michael Madison, *A Modest Proposal: How Multi-Use Condominiums May Avoid Double Taxation*, 2 JOURNAL OF REAL ESTATE TAXATION 292 (Fall 1974).
14. Michael Madison, *Multi-Use Condominiums: Tax Planning to Avoid Double Taxation Of Outside Income*, 15 WILLIAM & MARY LAW REV. (Fall 1974).
15. Michael Madison, *Tax Consequences of Covenants Not to Compete*, 24 UNIVERSITY OF MIAMI LAW REV. 1 (1969).

OTHER ACCOMPLISHMENTS:

Since 1984 have written reports and testified as an expert witness in legal malpractice cases other real estate-law related matters for large firms such as Skadden Arps, Wachtell Lipton, and small firms and sole practitioners.

I founded and served as Director of the former Fordham Real Estate Institute (1981-1983) and have lectured extensively on real estate-related topics before such groups as the American Bar Association. Elected to American College of Real Estate Lawyers on April 21, 1986.

Appointed to the American Arbitration Association Panel of Arbitrators in 1994. Appointed to Real property Law committee of New York City Bar Association in 1995. Member of Executive Committee of Real Estate Transactions Section of the American Association of Law Professors.

Since 1979 have given *pro bono* advice on landlord-tenant matters to students, faculty, staff, at Fordham and elsewhere in New York City. Serving as *pro bono* counsel to community group that is litigating against unlawful tax assessment procedures in Columbia County. Served on law committee of Friends of Hudson which is litigating against construction of St. Lawrence cement plant in Hudson New York.