

## Steven Edrington, CCIM, CPM, CFLC

### Summary

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Provide expert witness and consulting services to assist attorneys in discovering the truth about wrongful eviction, property manager and broker standard of care, warranty of habitability, and damages. With over 25 years of experience in investment and residential brokerage and property management as a broker, developer, and investor. I am an MCLE provider on topics including; Rent and Eviction Controls, Issues of Habitability, and Adding and Legalizing Accessory Dwelling Units. Additionally, I am a consultant to property owners regarding issues involving real estate transactions, planning and zoning condominium conversions, accessory dwelling units, code compliance property management, rent control, and landlord/tenant disputes. Personally, I have managed and oversaw 50 rehabs of single-family homes, condos, and apartment units. Furthermore, I have taken all this knowledge and experience to successfully manage and operate as the President of Edrington and Associates, Adapt Dwellings, Go Green Properties, and Right Path to Learning.

### Professional Experience

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| <b>President &amp; Owner</b><br>Edrington and Associates   | <b>2000 - Present</b> |
| <ul style="list-style-type: none"><li>Expanding brokerage services to include consultation on a broad range of services focused on landlord/tenant issues.</li></ul>   |                       |
| <b>Executive Director</b><br>East Bay Rental Housing Association (fka RHANAC)  | <b>2001 - 2010</b>    |
| <ul style="list-style-type: none"><li>Served on the board of directors, transitioned to the President of the Association, finally stepping off the board to accept responsibilities as the Executive Director.</li></ul> |                       |
| <b>Board of Directors</b><br>California Apartment Association  | <b>2001</b>           |
| <b>Investment Broker</b><br>Moison Investment Co.  | <b>1999 - 2000</b>    |
| <ul style="list-style-type: none"><li>Specialized in apartment buildings.</li></ul>  |                       |
| <b>Adjunct Professor of Real Estate</b><br>Diablo Valley College   | <b>1999 - 2000</b>    |
| <b>Associate Investment Broker</b><br>Grubb and Ellis  | <b>1995 - 1998</b>    |
| <ul style="list-style-type: none"><li>Specialized in apartment buildings.</li></ul>  |                       |

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## Professional Experience Continued

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### Intern

MacFarlane Partners

- Provided real estate valuation of commercial property for pension fund investors.

1994 - 1995

### Real Estate Appraiser

Independent & Bank of America

1993 - 1994

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## Formal Education

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### Bachelor of Science in Finance

Golden Gate University, San Francisco

1997

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## Licenses & Certifications

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- Certified Forensic Litigation Consultant, Forensic Expert Witness Association 2021
- Certified Commercial Investment Member (CCIM) Designation #8541
- Certified Property Manager (CPM) Designation #25072
- California Certified Resident Manager (CCRM) Designation
- California Licensed Real Estate Broker #01129470
- California Class B General Building Contractor #1098831
- California Licensed Residential Real Estate Appraiser (license expired)
- Competent Toastmaster (CTM) Designation
- Certified Green Building Professional from Builditgreen.org
- GreenPoint Rater – Existing Home
- International Code Council (ICC) – Residential Building Code Inspector – Cert #8853304
- Seismic Code Inspection – Laney College
- Electrical Code Inspection – Laney College
- Plumbing Code Inspection – Laney College
- Mechanical Code Inspection – Laney College

## Professional & Corporate Affiliations

- President, Forensic Expert Witness Association Northwest Chapter 2022 - 2023
- Professional Member, Forensic Expert Witness Association Northwest Chapter 2018 - 2022
- Founder and Advisory Board Member, Right Path to Learning 2020 - Present
- President, Women’s Auxiliary 2019 - Present
- Board of Directors, CCIM Northern California Chapter 2007-2014
- Local Government Relations Committee Chair & Oakland Accessory Dwelling Unit Task Force Member, Bridge Association of Realtors 2007 - Present
- President, CCIM Northern California Chapter 2012
- Executive Director, East Bay Rental Housing Association (fka RHANAC) 2002-2010
- President, East Bay Rental Housing Association (fka RHANAC) 2001
- Member, Oakland Decent Housing Task Force – Focused on the ‘Dirty Dozen’ 2001
- Board of Directors, California Apartment Association 2001
- Member & Education Provider, San Francisco Apartment Association
- Executive Committee Real Estate Section, Alameda County Bar Association
- Executive Committee Real Estate Section, San Francisco Bar Association
- Institute of Real Estate Management (IREM) – San Francisco Chapter
- City of Oakland’s Soft Story Seismic Task Force