

# OPINE EXPERTS

**MERRIE TURNER LIGHTNER**

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## **General Background:**

Born in 1956 in Glendale, California. Raised in Whittier, California. San Francisco Resident since 1979. Married in 1983 to William Lightner, Jr.

## **Career Experience:**

- 2010-Present** *Opine Experts, LLC, San Francisco*  
Principal/Director of Experts Skills Development  
Real Estate Consultants and Forensic Services
- 1984-Present** *Lightner Property Group, Inc., San Francisco*  
Chief Financial Officer/Vice-President  
Real Estate Management, Development & Consulting
- 1982-1984** *Clarke & Cramer, San Francisco*  
Associate Broker,  
Commercial Office & Retail Leasing
- 1980-1981** *Littler, Mendelson, Fastiff & Tichy, San Francisco*  
Law Clerk  
Law firm specializing in management labor relations

## **Professional Licenses & Certifications:**

- 2005 *Faculty Member*, National Apartment Association Education Institute  
1994 *Approved Instructor*, California Department of Real Estate  
1981 *Real Estate Broker*, California (License Number 00822642)  
1981 *Attorney at Law*, California (State Bar Number 098274)

## **Education & Training:**

- 2005 *National Apartment Association Education Institute*  
Advanced Instructor Training,  
Orlando, Florida, spring 2005 (40 hour course)
- 2004 *Environmental Education Foundation* (hazardous materials) – *Mold*  
101/102 On-Line, Winter 2004 (Part 1 of 8 hour course)
- 1995 *University of California* (hazardous materials) – *Lead Based Paint*  
*Inspection & Assessment* Berkeley, CA, December 1995 (40 hours)
- 1994 *ADRA – Commercial Mediation Course*  
Palo Alto, CA, March 1994 (40 hour course)
- 1980 *University of California, School of Law* (graduate)  
Davis, California  
Juris Doctor, May 1980
- 1976 *Pomona College* (undergraduate)  
Claremont, California  
Bachelor of Arts (Government), June 1976
- 1975 *Swarthmore College* (On Exchange, Spring 1975)  
Swarthmore, Pennsylvania

## **Board Positions & Appointments:**

- 2007-Present** *First National Bank of Northern California*  
07-12 Board Member  
07-12 Committee Assignments – Loan, Audit, Compensation

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- 2007-2011** *Fort Mason Center*  
07-11 Trustee, Board of Trustees  
10-11 Chair, Facilities Committee  
07-10 Member, Finance Committee
- 2006-2007** *Professional Property Management Association*  
06-07 Board Member
- 2006** *San Francisco Association of Realtors*  
2006 Chair, Forms Committee
- 1993-2004** *San Francisco Rent Stabilization & Arbitration Board*  
1998-2004 Commissioner (to April 2004)  
1997-1998 Commission President  
1996-1997 Commission Vice-President  
1993-1994 Commissioner
- 1994-2012** *California Apartment Association*  
2012 CAA Property Management, Labor Law, Environmental Subcommittees, Member  
2011 CAA Compliance Committee/ Property Management Subcommittee, Member  
2005 CAA Strategic Planning / Legal Fund Committee, Member  
2001 CAA State Government Committee, Member  
2000 CAA Immediate Past President  
1999 CAA State-wide President  
1998 CAA President Elect  
1997 CAA Vice-President  
1996 CAA Secretary  
1994-1996 CAA Executive Committee, Member  
1994-1995 CAA Local Government Committee, Chairperson
- 1990-2001** *San Francisco Apartment Association*  
1998-2001 SFAA Past President, Ex Officio Member of the Board  
1995-1997 SFAA President  
1994 SFAA First Vice-President  
1992-1993 SFAA Third Vice-President  
1992-1995 Member, Housing Industry Policy Council  
1991-1992 SFAA Political Action Committee, Secretary  
1990-2001 SFAA Board of Directors, Member
- 1995-1998** *California State Bar – Real Property Section*  
1997-1998 Co-Chair, Northern California Landlord/Tenant Subsection  
1995-1996 Vice-Chair, Northern California Landlord/Tenant Subsection
- 1994-1997** *Coalition for Better Housing*  
1994-1997 CBH Board Member

## **Publications & Writing Assignments:**

- 2009-Present *San Francisco Examiner Newspaper Online*  
SF Rental Examiner: [www.Examiner.com](http://www.Examiner.com)  
Contributing Weekly Writer/Rental Business Articles
- 2007-Present Editor in Chief: [www.MyRentalUnits.com](http://www.MyRentalUnits.com)
- 1993-1996 *San Francisco Apartment Magazine*  
Contributing Writer/Monthly Column:  
"A View from the Rent Board" & "Presidents Message"

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## **Education & Seminars**

1994-Present ***Periodic Seminar-Education Clients:***  
Bridge Housing, San Francisco; San Francisco Apartment Association; Tri-County Apartment Association; San Joaquin County Rental Property Association; Rental Housing Association of Contra Costa; Rental Housing Association of Northern Alameda; Rental Property Association of Merced; Professional Property Manager Association, San Francisco.

## **Community & Non-Profit Work:**

1994-Present ***Bar Association of San Francisco***  
Volunteer Mediator & Arbitrator, Fee Dispute Arbitration/Mediation Panel

2009 ***San Francisco Superior Court***  
Volunteer Mediator, Self Represented Litigant Program

1984-1994 ***REAL/Exchange***  
Co-Founder & Member  
(Networking group of professional women involved in San Francisco real estate)

## **Personal Memberships & Professional Associations:**

2008-Present GLG Council Member at Gerson Lehrman Group

1995-2003 American Arbitration Association (AAA)

1994-2000 Assoc. Member, Society of Professionals in Dispute Resolution

1991-2000 Commonwealth Club

1995-Present Building Owners and Managers Association (BOMA)

1990-Present National Association of Realtors  
Founding Member, Property Management Section of NAR  
California Association of Realtors  
San Francisco Board of Realtors

1992-Present National Association of Property Managers

1992-Present Professional Property Managers Assoc. of San Francisco

1989-Present San Francisco Tennis Club/Compass Club

1981-Present American Bar Association (Real Property Section)  
California State Bar Association (Real Property; Landlord/Tenant Subsection)

## **Expert Witness References:**

2011 ***Hofmeyer vs. Tehama Lofts*** – Plaintiff, Tenant – Deposition and Trial in San Francisco  
Retaining Attorney – Greg Brock of Law Office of Gregory Brock – 510-841-1171

2011 ***Siebert vs. Zangari*** – Defense, Landlord – Deposition in El Dorado County  
Retaining Attorney: Michele Giguere of Michele Giguere Law Offices – 916-967-6884

2010 ***Weisbrot vs. Lewin*** – Defense, Landlord – Deposition and Trial in San Francisco  
Retaining Attorney: William Carlson of Phillips, Spallas & Angstadt, LLP – 415-278-9400

2009 ***Marino vs. Lee*** – Defense, Landlord – Trial in San Francisco, Superior Court  
Retaining Attorney: Tim Wilson of Aaron & Wilson, LLP – 415-438-7800