

J.S. Held, Incorporated – Resume

Jonathon C. Held, President

Jonathon C. Held is president of J.S. Held, Incorporated, a well recognized construction consulting firm whose work typically includes inspection of damaged buildings, determination of means, methods and cost of repair, estimating cost of the work, monitoring job site progress, and determination of Actual Cash Value. The firm has evaluated damage to more than 25,000 buildings and structures throughout the United States, Canada, the Caribbean and Africa. Assignments have included Commercial and Industrial Structures, High Tech Facilities, Sports Stadiums, Bridges and Roads, Habitational Structures and Residences. Damages caused by Fire, Windstorm, Collapse, Subsidence, Vandalism, Acts of Terrorism, Hurricane, Tornado, Flood, Earthquake, Insect Infestation, Soil movement and Expansion, and Vehicular/Aircraft impact have all been evaluated.

Mr. Held is a graduate of George Washington University (1977). After graduation, he completed courses in construction technology, estimating and surveying at The Institute for Design and Construction in Brooklyn, NY. He has also completed courses in Principles of Real Estate Appraisal, Capitalization, and Real Estate Investment Analysis given by the American Institute of Real Estate Appraisers, and has completed a course in real estate investment analysis given by The Wharton School of the University of Pennsylvania.

In the area of valuation dispute resolution, Mr. Held has had unparalleled experience. Among numerous cases, he has acted as a panel member in the three largest property damage claims in history: The World Trade Center, 7 World Trade Center and 130 Liberty Street (Deutsche Bank) losses arising from the event of September 11, 2001.

Seminars and Speaking Engagements:

Mr. Held regularly speaks at numerous educational and industry functions, and many of his classes have been approved for certified continuing education classes in numerous states. The following is a brief list of Speaking Engagements

- National Forum For Property Loss Professionals – Princeton, NJ - 1987
- Workshop Panelist – Property Loss Valuation – Property Loss Managers Conference – Washington, DC – 1989
- Workshop Panelist – Property Loss Valuation – Property Loss Managers Conference – San Diego, CA – 1990
- Workshop Chair – Appraisal Provisions in Property Policies – Property Loss Managers Conference – 1993 – San Antonio, TX.
- Workshop Chair – Appraisal Provisions in Property Policies – Property Loss Managers Conference – 1994 – New York, NY.
- Workshop Chair – Appraisal Provisions in Property Policies – Property Loss Managers Conference – 1995 – Chicago, IL.
- Workshop Panelist – Builder's Risk Losses – Anaheim, CA – 1996
- American Bar Association – Section on Tort & Insurance Practice – Seminar on Insurance for Defective Construction Litigation – San Diego, CA 1996.
- Workshop Panelist – Builder's Risk Losses – Atlanta, GA – 1997
- Workshop Panelist – Builder's Risk Losses – Chicago, IL – 1998

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- American Bar Association – Section on Tort & Insurance Practice – Seminar on Insurance for Defective Construction Litigation – Marina del Rey, CA 1998.
- Panelist – Appraisal – Property Loss Managers Conference – 1999 – New Orleans, LA.
- Appraisal Presentation – Travelers Insurance Company – General Adjuster Conference – 1999 – Orlando, FL
- Appraisal Presentation – Chubb Group of Insurance Companies – Adjuster Training – 1999 – Uniondale, NY.
- Panelist – Appraisal – Property Loss Managers Conference – 2000 – Chicago, IL.
- Instructor – Continuing Education for Insurance Brokers and Agents Continuing Education Credits – 2002 – New York and NJ
- Panelist – Property Damage Valuation – Loss Executive Association – Portland, ME 2003
- Panelist – Appraisal – Florida Windstorm Conference – 2003 – Orlando, FL.
- Panelist – Terrorism Claims – Society of Property & Casualty Underwriters – New Orleans, LA - 2003
- Panelist – Appraisal – Florida Wind Network Conference – 2006 – Orlando, FL.
- Panelist – The World Trade Center and 9/11 - Women in Construction Conference – Washington, DC – November 2006
- Workshop Panelist – Appraisal of Large Complex Claims – Loss Executives Association – January, 2007.
- Builders Risk for Historic Structures and Renovations – Inland Marine Underwriters Association – March 2007.
- Builders Risk Insurance – Firemans Fund Insurance Company – March 2007.
- Speaker – Appraising Large Complex Claims – American Bar Association – Trial Tort and Practice Section – Property Insurance Law Committee – April 2007.
- Speaker – Getting Large Loss Invoices Paid and Fairly – Restoration Industry Association Conference – March 2008.
- Speaker – Appraising Large Complex Claims – Property Loss Managers Conference – April 2008.
- Speaker – Lessons Learned from the World Trade Center Disaster – Loss Executive Association Conference – June 2008.
- Speaker – Words Matter – Effective Communication Strategies to Avoid Costly Mistakes – January 2009.
- Speaker – Cranes Falling from the Sky – Loss Executive Association Conference – Feb. 2009.
- Panelist – Builders Risk – Measuring Delay – Am. Bar Association Property Insurance Loss Committee – May 2009.
- Speaker – Appraisal Strategies that Work – DRI Insurance Coverage and Practice Symposium – December 2009.
- Panelist – “The City Made Me Do It” – Loss Executive Association Conference – January, 2010.
- Speaker – Code Upgrade Claims – PLRB Large Loss Conference – November 2010.
- Speaker – “Do You Swear To Tell The Truth?” – Loss Executive Association Conference – February 2011.
- Builders Risk – Hot Topics – Inland Marine Underwriters Association – March 2011
- Strategies for Evaluating and Resolving Claims Pre Suit – American Bar Association Property Insurance Law Committee Conference – April 29, 2011 – Orlando, FL.

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Publications

- *An Adjusters Guide to Builder's Risk Losses*. Contributing Author – Published by the Property Loss Research Bureau.
- *Builders Risk Topics of Interest* – American Bar Association – Section on Tort & Insurance Practice – 1996.
- *Post Loss Emergency Restoration* – A guide outlining contractual issues for emergency restoration projects – J.S. Held, Incorporated – 1996.
- *Builders Risk Topics of Interest* – American Bar Association – Section on Tort & Insurance Practice – 1998.
- *Resolving Disputes – Resolving Disputes - The Appraisal Process* – Claims Magazine – January 2007.
- *The Appraisal Process “An Outline for Making Awards Useful and Final” – Guidelines for Resolving Disputes in First Party Property Insurance Claims* – American Bar Association – Property Insurance Law Committee – April, 2007
- *Cat Claims: Insurance Coverage for Natural and Man Made Disasters - Chapter 16: The Appraisal Process* - Thomas Reuters West – November, 2008.
- *Builders Risk Measuring Delay* – American Bar Association – Property Insurance Law Committee – May 2009 (Co-Authored with Lisa Enloe of Held Enloe & Associates, LLC)
- *Appraisal Strategies that Work* – Defense Research Institute – December , 2009 (Co-Authored with Richard Gable, Esq of Gibbons, PC)
- *Appraisal Fundamentals in Modern Property Insurance Practice* – April 2009 (Co-Authored with Paul Sullivan, Esq and Kristin Suga Heres, Esq of Zelle Hofmann Voelbel & Mason.

Representative Large Loss Experience:

- World Trade Center – Damage from September 11, 2001 Terrorist Attack.
- AOL Time Warner – High Rise Fire
- Tulane University – Hurricane Katrina Claim.
- Northwest Airlines Detroit Terminal – Builders Risk claim.
- Beauvoir – Jefferson Davis Home and Historic Site – Hurricane Karina Claim
- World Financial Center – Damage from September 11, 2001 Terrorist Attack.
- Marriott Hotel – Damage from September 11, 2001 Terrorist Attack.
- 1 Liberty Plaza – Damage from September 11, 2001 Terrorist Attack.
- 1993 World Trade Center Bombing
- 1993 Bombing to New York Vista Hotel
- War related damage to Firestone Bridgestone Harbel Rubber Plantation – Liberia, Africa
- Bank One Tower - Tornado – Fort Worth, Texas
- Trump World Tower – Water Damage Claim, NY
- Trump West Side Project – Defective concrete installation and repair - NY
- Interstate Building Fire – Honolulu, HI
- Solar II Project – Dagget, CA – Damage to world's largest solar energy plant from explosion.
- Collapse of Rancocas Creek Bridge – New Jersey Transit Rail Bridge under Construction.
- Ocean Club Condo Fire – Under Construction – Key Biscayne, FL
- Tornado Damage to Adelphia Stadium (Nashville, TN)
- Delaware Trust Tower Fire – Wilmington, DE

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- First Interstate Bank Fire – Los Angeles, CA
- State of Oklahoma - Damage to State owned building from Oklahoma City Bombing - Oklahoma City, OK
- Detroit Lions Stadium – Collapse - Detroit, MI
- Pittsburgh Sports and Exposition Authority Collapse of Convention Center Roof Truss
- Washington D.C. Convention Center Roof Collapse
- AOL Time Warner Soft Cost Claim - NY
- 4 Times Square Scaffold Collapse – New York, NY
- Aladdin Hotel – Contractor Default – Las Vegas, NV
- Northeastern Energy Cogeneration Fire - Ashland, ME
- University of California – Fire – Riverside Campus
- South Essex Sewage District Fire – Salem, MA
- Florida Suncoast Dome (Tropicana Field) Subsidence - Clearwater, FL
- Crossroads (Buffalo Sabres) Arena - Roof truss and crane collapse - Buffalo, NY
- National Ecology Co., Babcock and Wilcox - Collapse of Waste Treatment Plant - Monmouth County, NJ
- Thermo Electron - Explosion at de-inking facility under construction- Menominee, MI
- Thermo Electron - Collapse of water treatment plant trickling filter – Menominee, MI
- City of Chicago, Luetdke Engineering – Collapse of Lake Michigan Water Tunnels
- State of Oklahoma – Jail Fire – Fort Supply, OK.
- Central Synagogue Fire – New York, NY
- Archdiocese of Miami - Hurricane Andrew - 130 locations more than 750 buildings - preparation of repair specs and estimates
- Webb County Detention Center Fire - Laredo, Texas
- Malta (Montana) School District - High School Fire
- Houston Public School System – Houston, TX – Fires
- Montgomery County Government (Clarksville, TN) Damage to numerous buildings from Tornado
- University of Puerto Rico – Hurricane Loss
- Maui Varieties Fire – Kailua Kona, HI
- General Electric Aircraft Engine facility flood loss – Cincinnati, OH
- American Home Products Flood - St. Joseph, MI
- Lundy Meat Packing Plant Fires - Clinton, NC
- Hood Dairy Fire – Milton, MA
- Warner Lambert Corp – Flood – NJ
- Bristol Meyers Squibb – Hurricane Loss – Puerto Rico
- Ritz Carlton Hotel – San Juan – Hurricane Loss
- Westin Rio Mar – Hurricane Loss – Puerto Rico
- Sunresorts, Mullet Bay, St. Maarten - Hurricane Losses
- St George Hotel Fire - Brooklyn, NY
- Frenchman’s Reef Hotel - St. Thomas - Hurricane Bertha
- Breezy Point Hotel Fire - Breezy Point, MN
- Southampton and Hamilton Princess Hotel - Hurricane Loss - Bermuda
- El Commandante Race Track – Hurricane loss Puerto Rico
- O’Brien Newark Cogeneration Fire - Newark, NJ
- A.E.S, Placerita Cogeneration Facility – Earthquake Antelope Valley, CA

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- Peabody Coal Mine Tipple Fire - Randolph, IL
- Peabody Coal Mine Tipple Collapse - Marissa, IL
- Peabody Coal Mine - Fire - Flagstaff, AZ
- Miami Seaquarium Hurricane Loss - Miami, FL
- Gulf Oil Company - Numerous Locations - Puerto Rico Hurricane Loss
- Maryland Club - Fire - Baltimore, MD
- Garfield Bank Building Materials Theft Claim - Glendale, CA.
- American Red Cross - Contamination due to mold growth Minneapolis, MN
- Zen Noh Grain Corp. - Damage from ship collision on Mississippi River - New Orleans, LA

Dispute Resolution Experience:

- Appraisal Panel member in more than 300 claims.
- Umpire in more than 50 appraisals – including being “court appointed”
- Appraisal panel member in cases involving physical damage (RCV) losses, replacement cost and actual cash value appraisals to determine co-insurance penalties, period of restoration appraisals, contents appraisals, machinery and equipment appraisals, law and ordinance/code upgrade appraisals, rental loss, business interruption and extra expense losses.
- Acted as sole arbitrator in a number of disputed property damage claims.
- Appraiser/umpire in numerous states, including New York, New Jersey, Connecticut, Massachusetts, Maryland, Delaware, Pennsylvania, North Carolina, Florida, Georgia, Tennessee, Texas, Oklahoma, Illinois, California, Hawaii, Michigan and Ohio.

Notable Dispute Resolution Assignments:

- World Trade Center Loss of September 11, 2001 – Valuation Expert and member of three person appraisal panel empowered to determine replacement cost, actual cash value, and time element and rental loss. The Total claimed amount exceeded \$7.5 Billion
- 7 World Trade Center Loss of 9/11/01 – Appraisal Panel Member. The total claimed value exceeded \$500 Million.
- Deutsche Bank Building – 130 Liberty Street – Loss of 9/11/01 – Appraisal Panel Member – Issues included scope of loss, replacement cost, actual cash value, furniture fixtures and equipment, I.T. equipment, extra expense and rental loss. The total claimed value exceeded \$1.8 Billion
- Delaware Office Building Fire – Appraisal Panel member in an appraisal involving more than 20 days of formal hearings with testimony of numerous experts. The claim involved evaluation of the replacement cost and actual cash value losses due to an office building fire, and subsequent claims for asbestos and microbial contamination. The total claim value was approximately \$100 Million. The appraisal-included determination of the loss related scope, and associated cost of repair/acv loss. The matter concluded in 2001.
- Oklahoma Jail Fire – Appraisal Panel member in a case involving physical damage and law & ordinance disputes. Insured was the State of Oklahoma.
- Housing Complex – Wilmington, NC – Appraisal panel member. This claim involved three separate incidents of windstorm, in which the carrier denied liability on the basis of fraud. Although the fraud issue was litigated and the carrier sought to keep the matter out of appraisal, the court ruled that the insured had a right to appraisal. A hearing with

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testimony over two days in October 2001 was conducted in front of a court appointed umpire.

- Senior Living Facility – Oklahoma - Appraisal Panel Member. This appraisal involved a claim for more than \$8.0 Million and a period of restoration of almost two years due to a fire at a senior living facility under construction.
- Home Owners Association – Northridge California – Mr. Held represented a 195 unit home owner’s association in an appraisal involving damages from the Northridge Earthquake. The case was sent to appraisal as part of a litigation involving the issue of damage to homeowners custom improvements to their individual homes made during the course of their ownership, after the Association’s insurers was determined to have coverage for this property.
- Vacant Hotel Claim – Brooklyn, NY – A fire totally destroyed a vacant national historic landmark hotel in downtown Brooklyn, NY, insured for \$10.0 Million. The matter involved the appraisal of the actual cash value loss based on “broad evidence”. The umpire in this case was court appointed.
- Church Fire – New Jersey – A large church fire substantially damaged an old historically significant church. Mr. Held acted as the appraiser for the insured Church. The matter had a claimed value in excess of \$18.0 Million

Recent Expert Testimony

08 Deposition: Tri-County Eye Clinic v. Travelers
Hurricane Katrina Damage

08 Deposition: Raimee Marmillion vs. AIG
Hurricane Katrina Damage

08 Deposition: Matter of 2200 M Street and Bovis Lend Lease v. Numerous Defendants
Mold Damage to Ritz Carlton Hotel and Residences – Washington, DC

09 Deposition: Estoril v. Ace Westchester Insurance Co., et. al.
Builders Risk Insurance Claim.

10 Testimony: Norman Lindas, et al. vs. First Floridian Insurance Co.
Class Action Certification Hearing – Orlando, FL.

10 Testimony: Norman Lindas, et al. vs. First Floridian Insurance Co.
Appraisal Hearing arising from Class Action Certification Hearing

11 Testimony: Penthouse Condominium vs. Underwriters at Lloyds
Hurricane Katrina Damages – Jury Trial

11 Deposition Sarría Holdings et. al v. Axis
Hurricane Wilma Damages

11 Deposition: Bayrock Sapir v. Axis, et. al.
Builders Risk Insurance Claim

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- 11 Deposition: Cheyenne Plains Gas Pipeline LLC, et. al. v. Ranger Plant Construction, et.al.
Explosion of Cheyenne Plains Gas Pipeline

- 11 Deposition: Carribbean Beach Club. Assoc. v. Axis Surplus Insurance Co.
Fire to Condo Building