

Moody Appraisal Group, Inc.
2801 Ocean Park Blvd, Suite 382
Santa Monica CA 90405
(310) 664-8017
<http://www.moodyag.com>

02/04/2025

Dan Urbach
Compass
15207 Sunset Boulevard, #A
Pacific Palisades, CA 90272

Re: Property: 1017 Ridgedale Dr
Beverly Hills, CA 90210
Client: Dan Urbach
File No.: 202501311

Gross Living Area: **7,520 Sq. ft.**
Effective Date: 01/31/2025

In accordance with your request, we have measured the above referenced property to determine the Gross Living Area. The report of those measurements is attached. The Above Grade Gross Living Area of the subject property is 7,520 sf. The subject's Finished Basement is 1,761 sf. The detached Gym is 413 sf. The subject's **Gross Living Area, Finished Basement, and Gym total 9,694 sf.** The subject also has a 1,163 sf Garage.

The subject property was measured in accordance with the American National Standard for Single Family Residential Buildings (ANSI Z765-2021).

Complete verification of all permits relating to the subject property is beyond the scope of this assignment and the appraiser has personally verified no permits pertaining to the subject. The appraiser's calculations are based on the assumption that all interior, contiguous, and above grade areas of the dwelling are legally permitted as living area. Appraiser reserves the right to recalculate Gross Living Area if at anytime portions of the subject property are determined to be something other than legal Gross Living Area.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Sy Moody
Certified Residential Appraiser
License No. AR 032739
Moody Appraisal Group, Inc.
O: 310-664-8017 / C: 301-902-2667

Client	Dan Urbach					File No.	
Property Address	1017 Ridgedale Dr						
City	Beverly Hills	County	Los Angeles	State	CA	Zip Code	90210
Appraiser	Sy Moody						

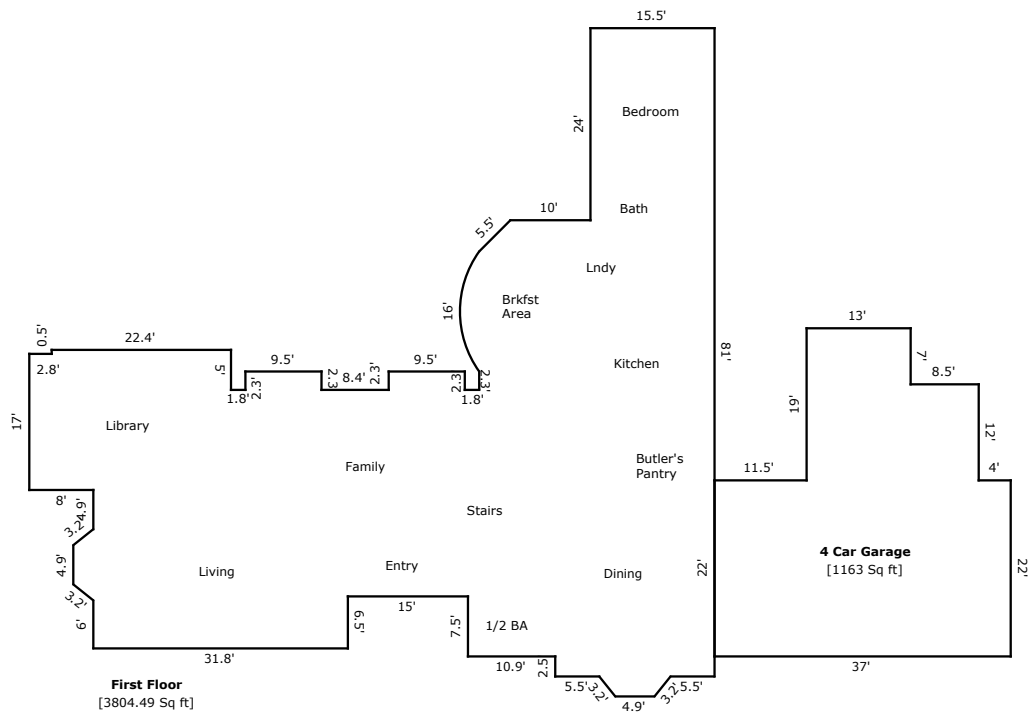
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Building Sketch (Page - 1)

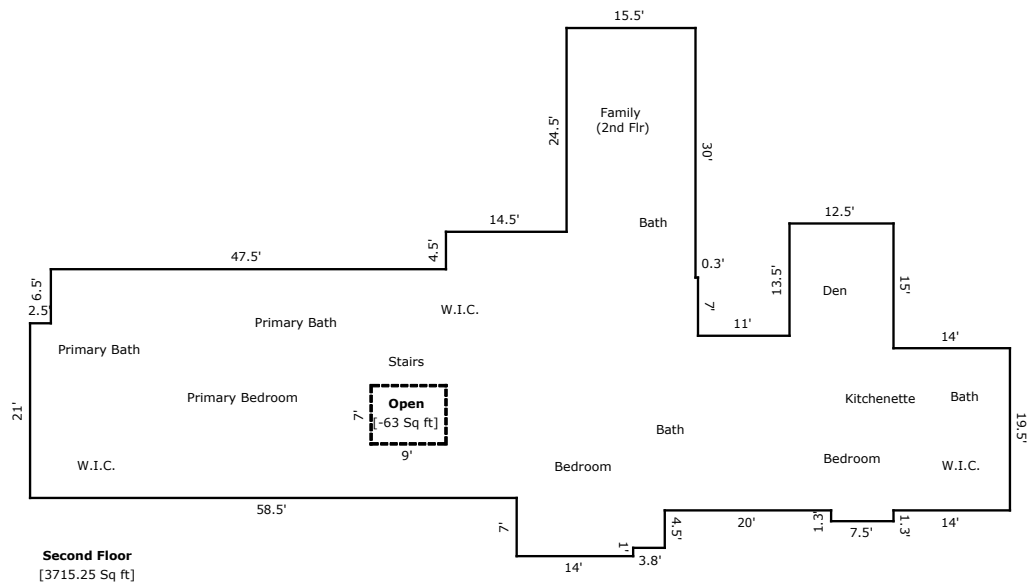
Client	Dan Urbach					
Property Address	1017 Ridgedale Dr					
City	Beverly Hills	County	Los Angeles	State	CA	Zip Code 90210
Appraiser	Sy Moody					



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

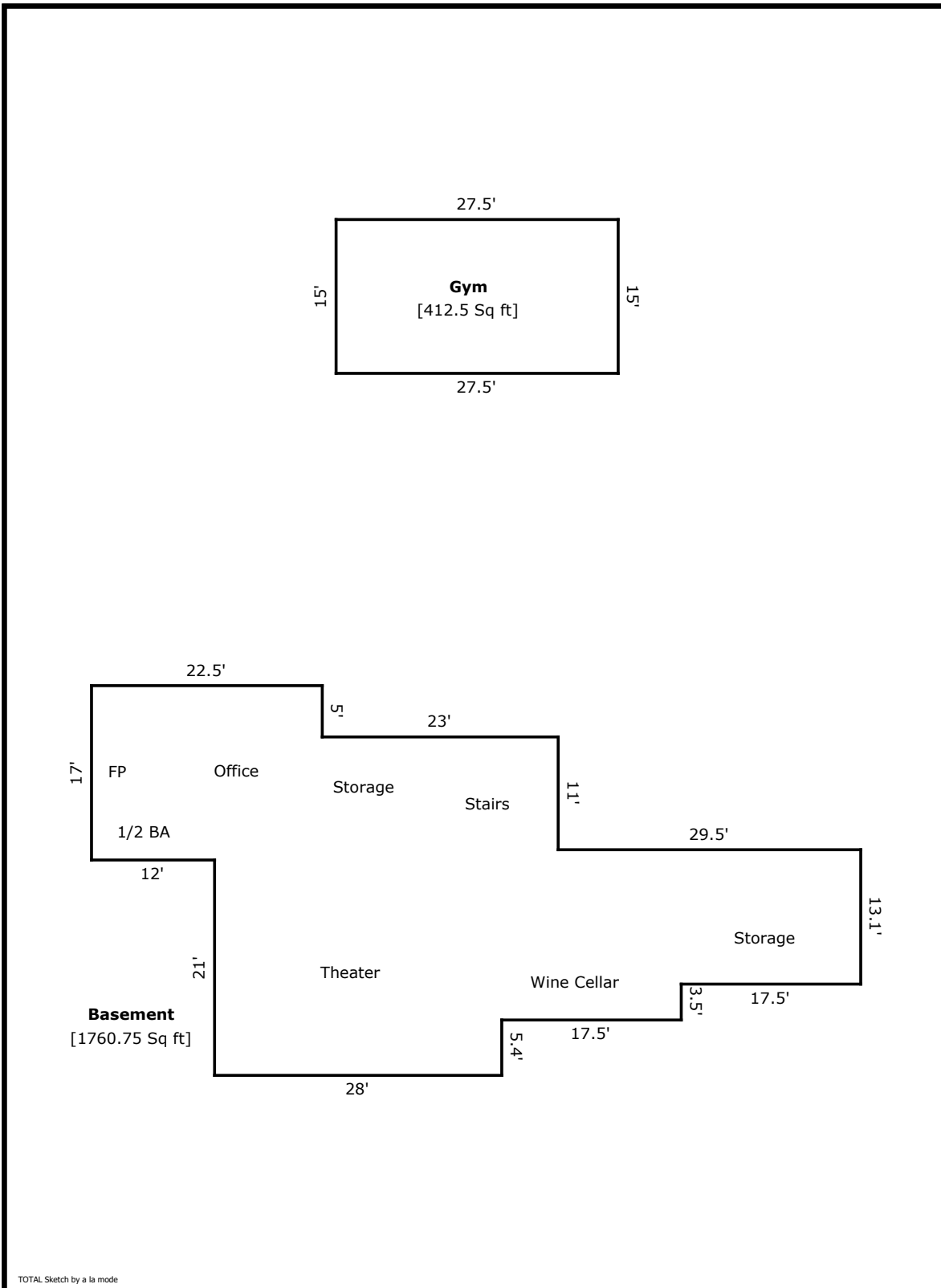
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TOTAL Sketch by a la mode

Building Sketch (Page - 3)

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Appraiser	Sy Moody						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	
First Floor	3804.5 Sq ft
Open	-63 Sq ft
Second Floor	3778.3 Sq ft
Total Living Area (Rounded):	7520 Sq ft
Non-living Area	
4 Car Garage	1163 Sq ft
Gym	412.5 Sq ft
Basement	1760.8 Sq ft

Building Sketch (Page - 5)

Client	Dan Urbach					
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Appraiser	Sy Moody					

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	3804.5 Sq ft	$9.5 \times 2.3 = 21.8$ $9.5 \times 2.3 = 21.8$ $0.5 \times 2 \times 2.5 = 2.5$ $0.5 \times 2.5 \times 2 = 2.5$ $4.9 \times 2.5 = 12.2$ $0.5 \times 2 \times 2.5 = 2.5$ $0.5 \times 2.5 \times 2 = 2.5$ $4.9 \times 2.5 = 12.2$ $15.5 \times 24 = 372$ $57 \times 19.9 = 1134.3$ $10.9 \times 7.5 = 81.8$ $31.8 \times 6.5 = 206.7$ $57.7 \times 13.3 = 767.4$ $65.7 \times 12.5 = 821.2$ $4.5 \times 2.8 = 12.6$ $22.4 \times 5 = 112$ $9.5 \times 17.3 = 164.4$ $3.9 \times 5.6 = 21.8$ $0.5 \times 3.9 \times 3.9 = 7.6$ Arc = 24.5	
Open	-63 Sq ft	$7 \times 9 = 63$	
Second Floor	3778.3 Sq ft	$19.5 \times 14 = 273$ $15.5 \times 24.5 = 379.8$ $12.5 \times 13.5 = 168.8$ $22.3 \times 7.5 = 167.2$ $21 \times 16 = 336$ $30 \times 4.5 = 135$ $21 \times 2.5 = 52.5$ $27.5 \times 56 = 1540$ $34.5 \times 14 = 483$ $3.8 \times 4.5 = 17.1$ $7.8 \times 28 = 218.4$ $7.5 \times 1 = 7.5$	
Total Living Area (Rounded):	7520 Sq ft		
Non-living Area			
4 Car Garage	1163 Sq ft	$37 \times 22 = 814$ $12 \times 8.5 = 102$ $19 \times 13 = 247$	
Gym	412.5 Sq ft	$15 \times 27.5 = 412.5$	
Basement	1760.8 Sq ft	$13.1 \times 17.5 = 229.2$ $16.6 \times 12 = 199.2$ $17 \times 12 = 204$ $10.5 \times 5 = 52.5$ $33 \times 28 = 924$ $5.5 \times 27.6 = 151.8$	

Measuring Standards

File No.

Main File No. Page # 8 of 10

Client	Dan Urbach					
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With regard to measuring, this appraisal complies with ANSI Standard Z765-2021.

- Measurements are taken to the nearest tenth of a foot, and the final square footage is reported to the nearest whole square foot.
- Staircases are included in the Gross Living Area of the floor from which they descend.
- Basement (if any) is any space that is partially or completely below grade.
- The GLA calculation does not include openings to the floor below, e.g., two – story foyers.
- Finished areas have a ceiling height of at least 7'. In any room with a sloping ceiling, at least 50% of the finished square footage of the room has a ceiling height of at least 7' and no portion of the finished area that has a ceiling height of less than 5' is included in the GLA.
- The subject has no finished area that does not have a ceiling height of 7' for 50% of the finished area.

Appraiser's Qualifications

APPRAISER'S QUALIFICATIONS

Sy Moody
 Certified Residential Appraiser
 License No. AR 032739
 Moody Appraisal Group, Inc.

Cell: 310-902-2667
 Tel: 310-664-8017
 Fax: 310-564-2050
 e-mail: info@moodyag.com

PROPERTY TYPES APPRAISED: Residential, High-End Residential, Estate Properties, 2 – 4 Unit Properties, and various complex properties.

GEOGRAPHIC AREA OF PROFICIENCY AND EXPERIENCE: Los Angeles and Orange Counties, with a focus on higher end properties on the west side of Los Angeles County.

DATA SOURCES UTILIZED: Multiple Listing Service, Realist, NDC Data, Los Angeles County Assessor's Office, Orange County Assessor's Office, Los Angeles Times, Los Angeles Business Journal, and Marshall & Swift Valuation Service.

PROFESSIONAL EXPERIENCE: As a Certified Residential Appraiser specializing in Western Los Angeles County, I have appraised over 5,000 residential properties. Services include appraisal for mortgage purposes, estate and trust, divorce, relocation, property tax appeal, bankruptcy, construction, and feasibility analysis.

Employment History

Moody Appraisal Group, Inc., Santa Monica	06/2003 to Present
President/Chief Appraiser	
Duties: Complete residential and commercial appraisals for submission to various clients.	
The Hampstead Appraisal Company, Los Angeles	2003 to 2017
Associate Appraiser	
Duties: Assist with commercial appraisals for submission to various clients.	
TC Appraisal, Los Angeles	06/2003 to 12/2004
Appraiser Trainee	
Duties: Complete residential appraisals to be reviewed by supervising appraiser.	

Education Experience

Appraisal Institute, Various courses and seminars	
Keene State College, New Hampshire	Associates Degree

Professional Affiliations

Beverly Hills/Greater Los Angeles Association of Realtors

License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Sy S. Moody

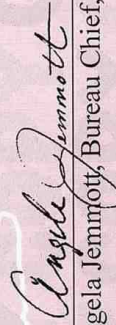
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 032739

Effective Date: December 31, 2023
Date Expires: December 30, 2025


Angela Jemmott, Bureau Chief, BREA

3074425

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"