

SWORN APPRAISER'S STATEMENT

Personally comes the undersigned Affiant, KRISTEN M. JOHNSON who, after being duly sworn, on oath states as follows:

1. Affiant was employed by the Board of Commissioners of Lowndes County to appraise certain of the lands of Charles F. Hobby, Nancy G. Hobby, and Virginia G. Tyson in Land Lot 76 in the 16th Land District of Lowndes County, Georgia, being parcels of 870 sq. ft., 2,990 sq. ft., 468 sq. ft., and 2,182 sq. ft., respectively, which are needed for right of way and construction and paving of a county road known as "Twin Lakes Road" in Lowndes County, Georgia, as well as an area containing 2,904 sq. ft. which is needed for a drainage easement related to this same roadway. Affiant makes this sworn statement to be used in connection with condemnation proceedings under Article 1 of Chapter 3 of Title 32 of the Official Code of Georgia Annotated for the acquisition of said parcels.

2. Affiant is familiar with real estate values in said county and in the vicinity where said parcels are located. Affiant has personally inspected the property and/or rights being condemned and, in appraising said parcels, Affiant took into consideration the fair market value of said parcels, as well as any consequential damages to remaining property of the Condemnees by reason of the taking and use of said parcels and other rights for the construction of said project, and any consequential benefits which may result to such remaining property by reason of such taking and use (consequential benefits not, however, being considered except as offsetting consequential damages).

3. After said investigation and research, Affiant has thus estimated that as of the date hereof, the just and adequate compensation for 100% of said parcels, together with any consequential damages or benefits considered, is \$12,400.00.

Executed this 14th day of January, 2026.


KRISTEN M. JOHNSON,
Georgia Certified Real Estate Appraiser
No. 395002

Sworn to and subscribed before me,
this 14th day of January, 2026.


Notary Public
LINDA M. HARRIS
NOTARY PUBLIC
LOWNDES COUNTY, GEORGIA
My commission expires May 3, 2027
MAY 03, 2027